HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Vancouver and Abbotsford CMAs

Date Released: July 2016

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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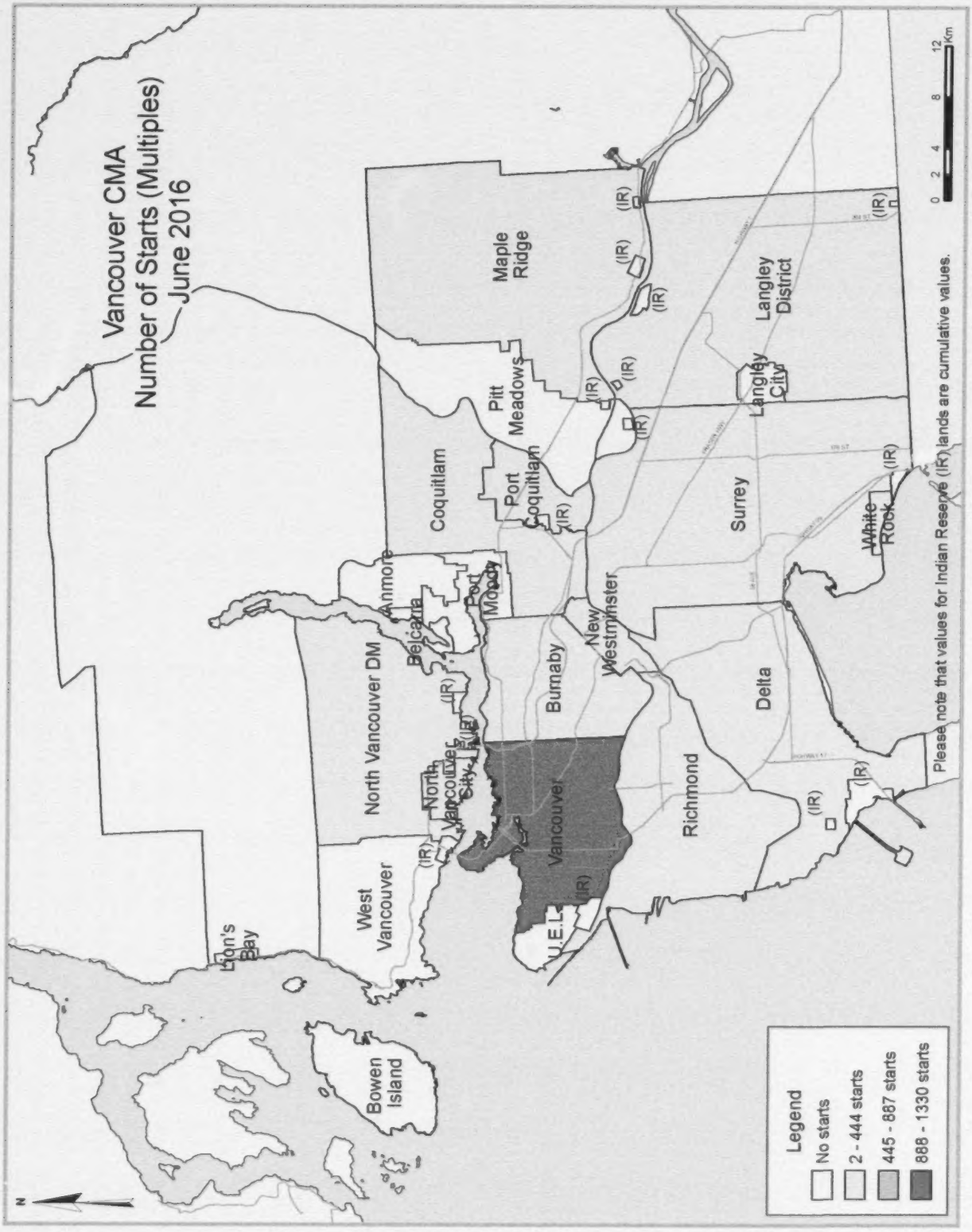
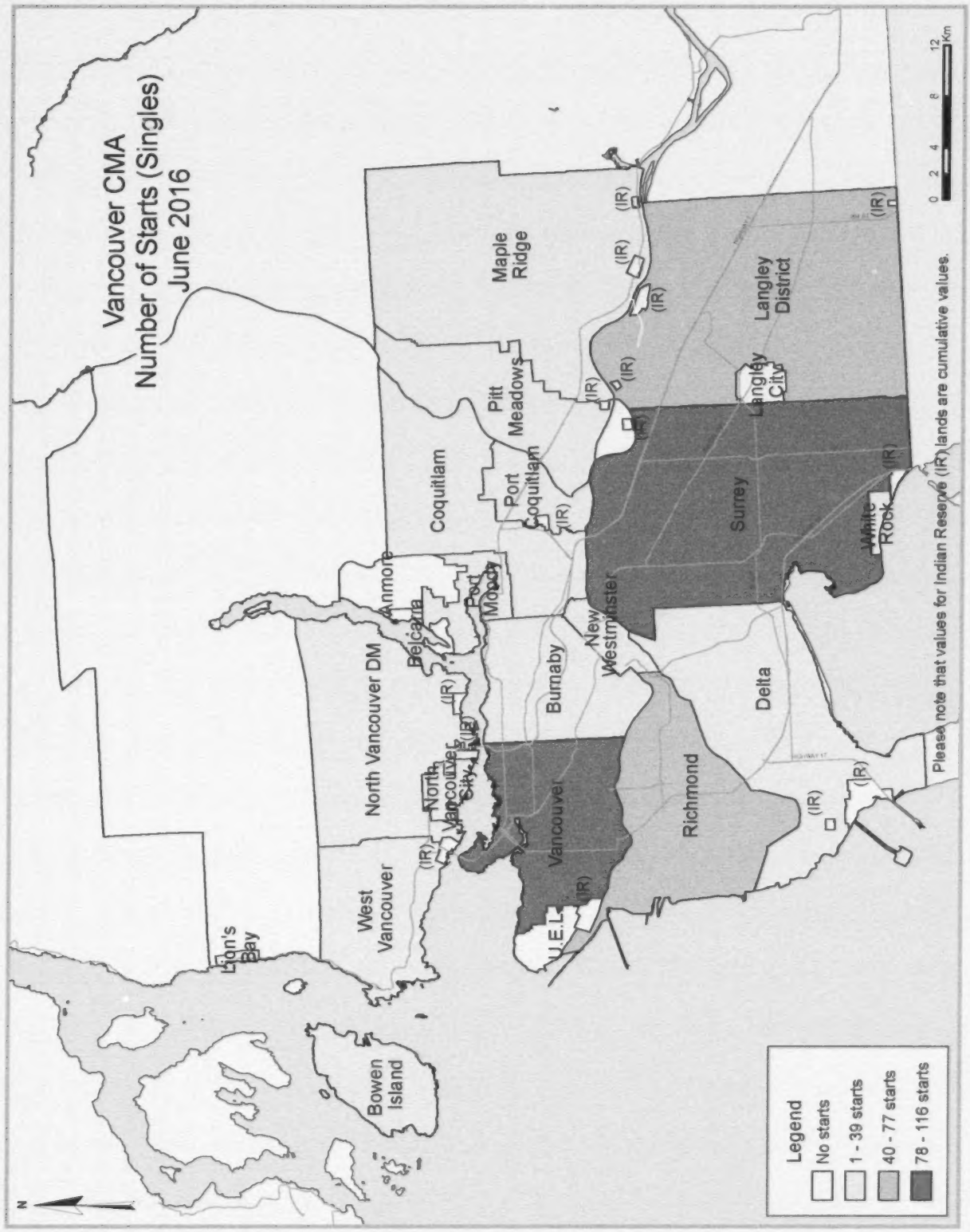
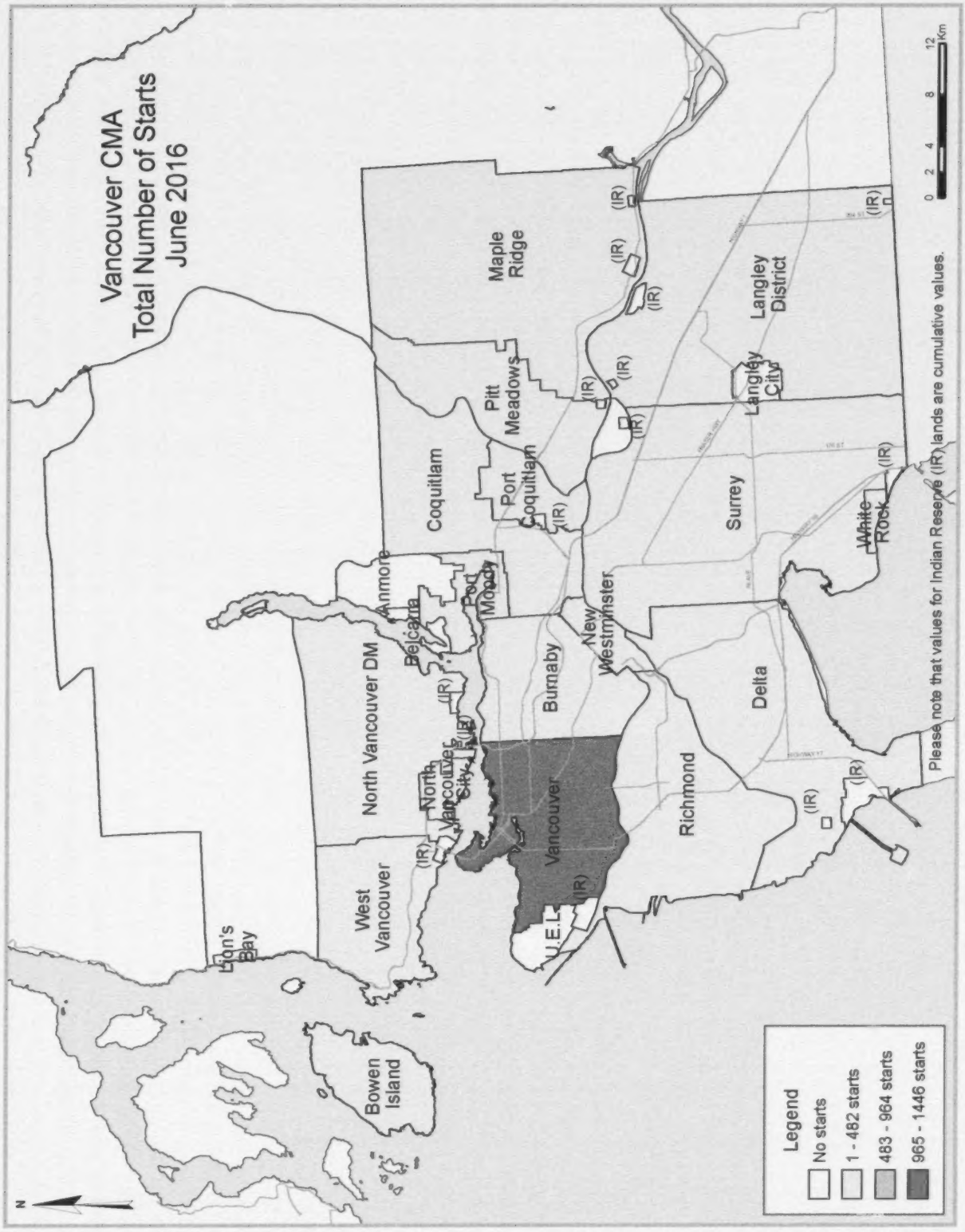

Vancouver CMA
Number of Starts (Multiples)
June 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
2 - 444 starts
445 - 887 starts
888 - 1330 starts


Vancouver CMA
Number of Starts (Singles)
June 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
1 - 39 starts
40 - 77 starts
78 - 116 starts


Vancouver CMA
Total Number of Starts
June 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
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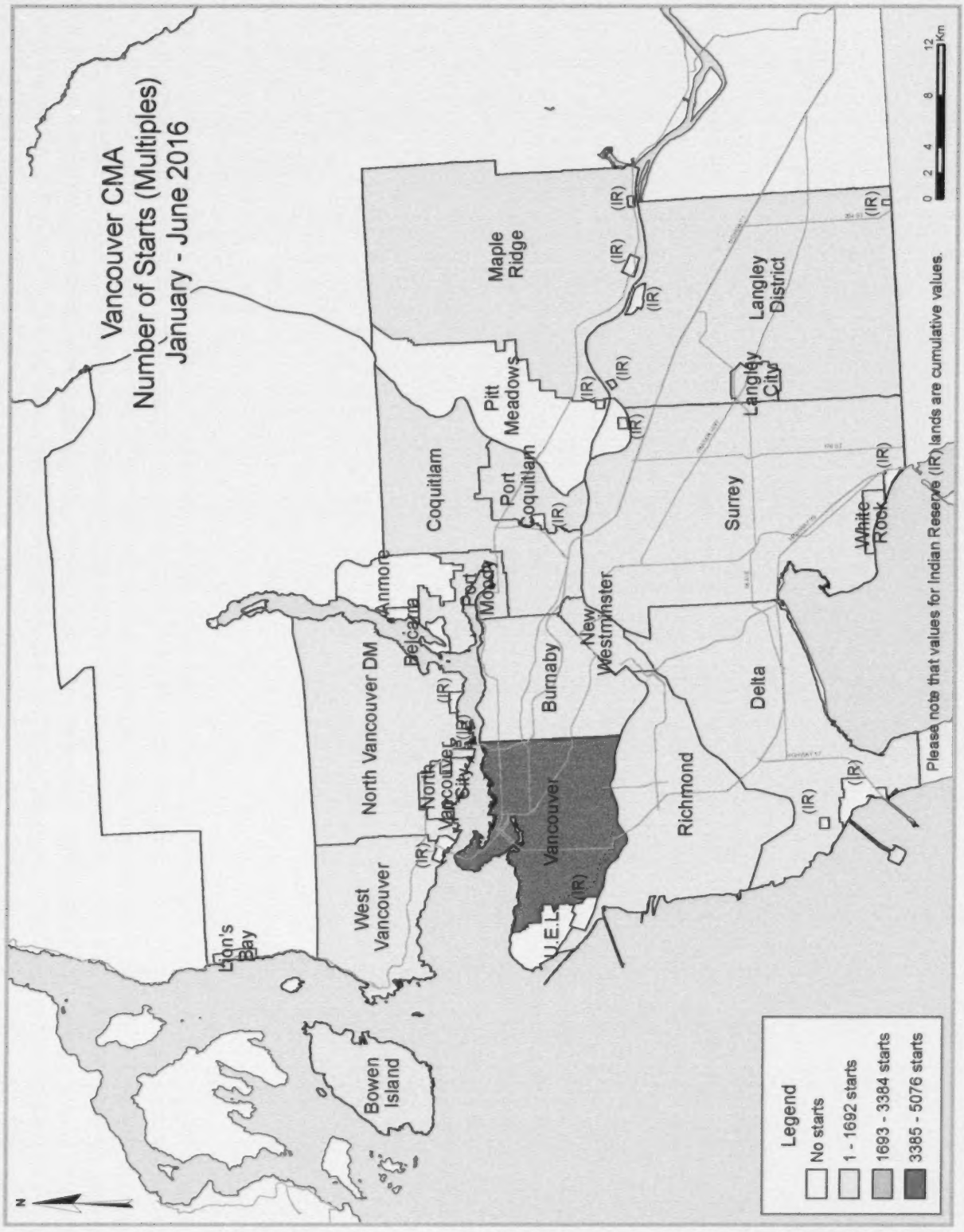
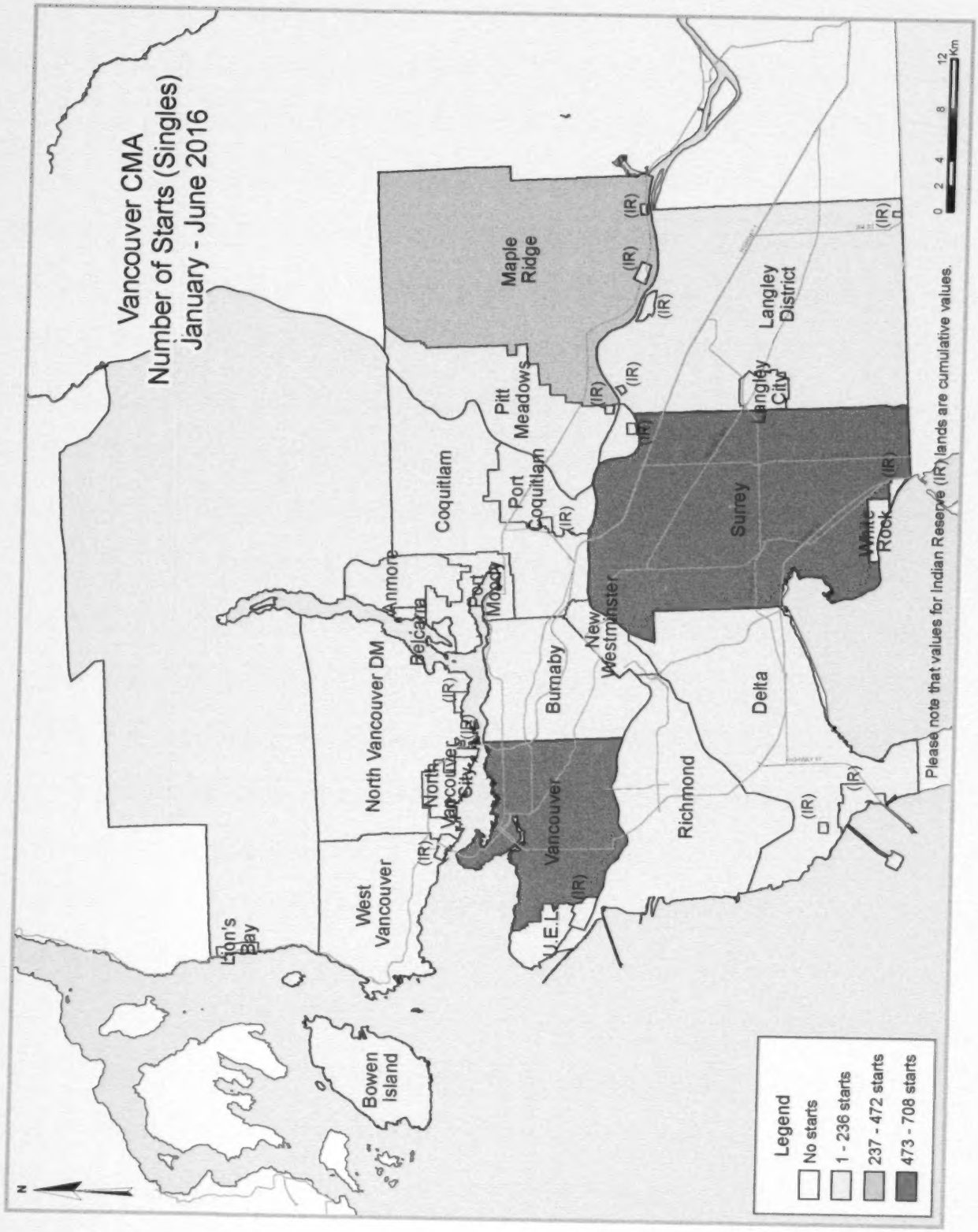
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
1 - 482 starts
483 - 964 starts
965 - 1446 starts
N
0 2 4 8 12 Km


Vancouver CMA
Number of Starts (Multiples)
January - June 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
1 - 1692 starts
1693 - 3384 starts
3385 - 5076 starts
N
0 2 4 8 12 Km


Vancouver CMA
Number of Starts (Singles)
January - June 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
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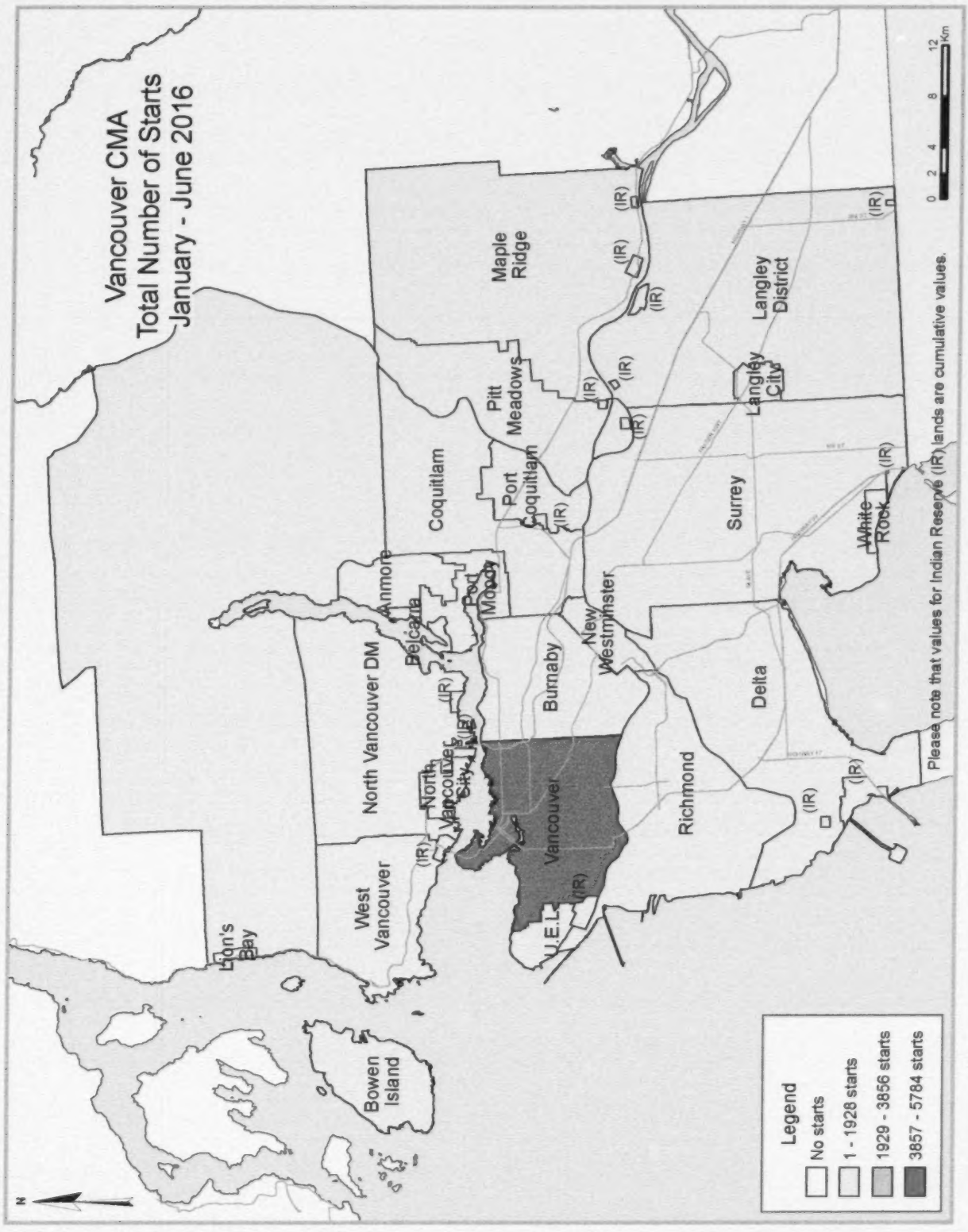
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
1 - 236 starts
237 - 472 starts
473 - 708 starts


Vancouver CMA
Total Number of Starts
January - June 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
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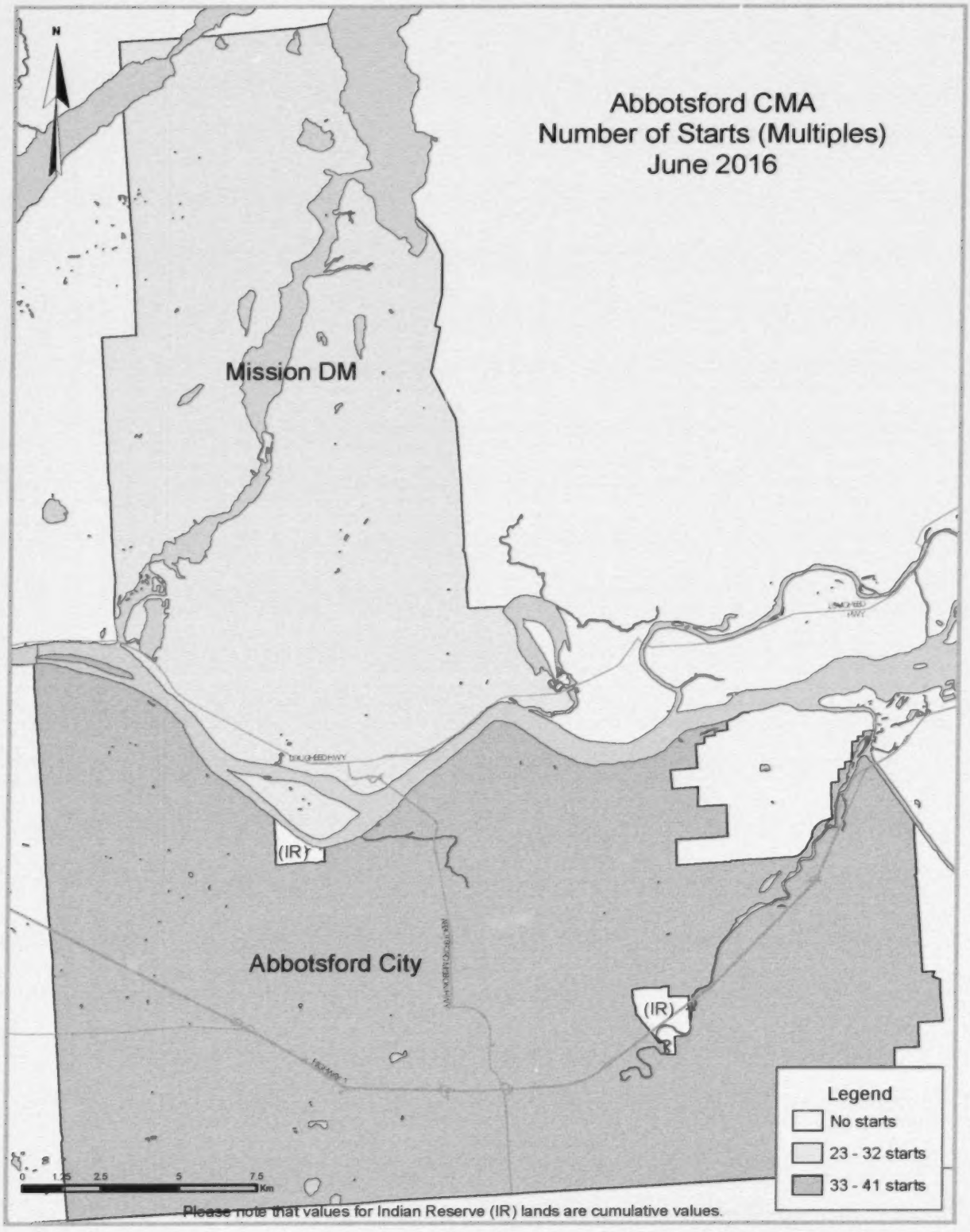
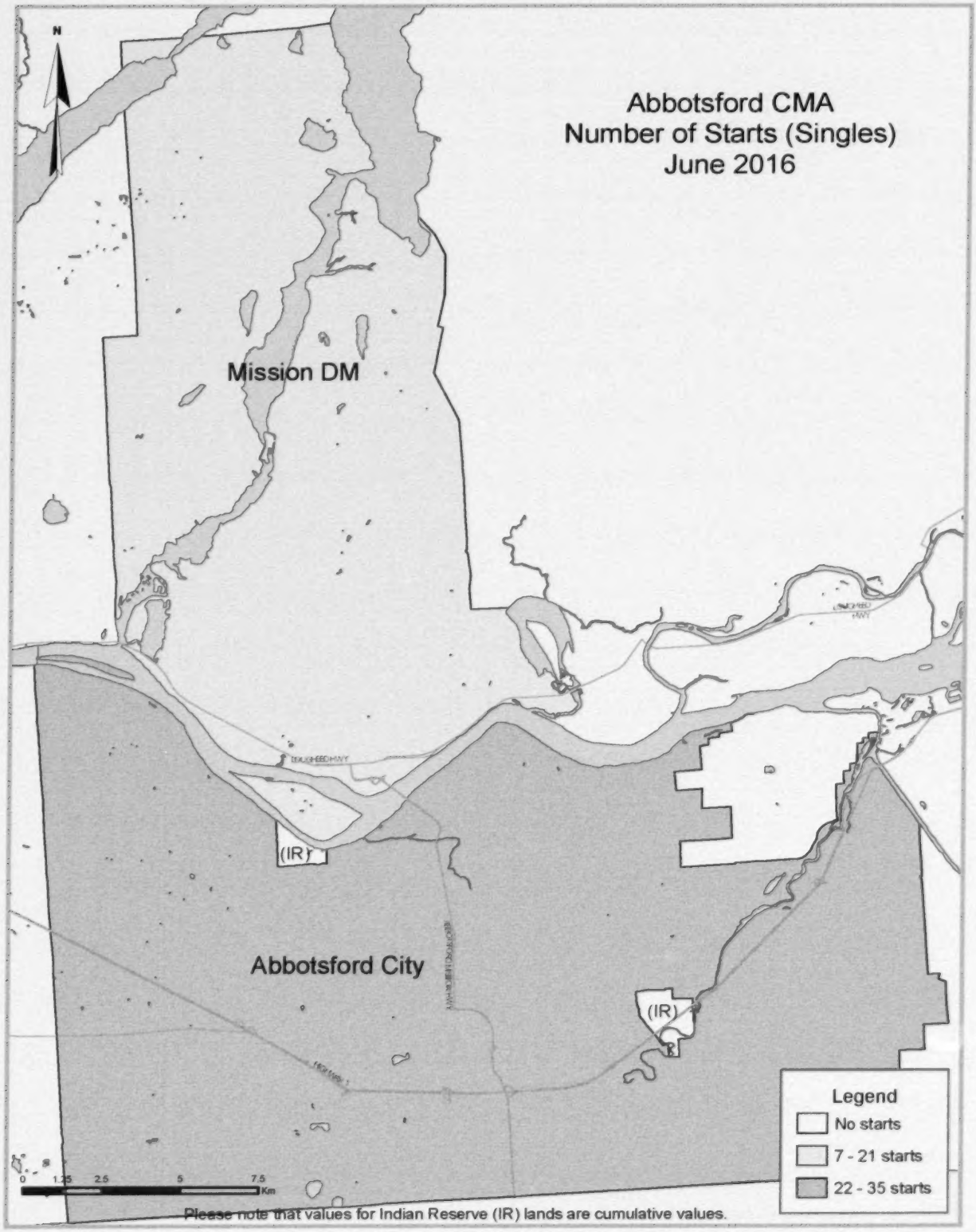
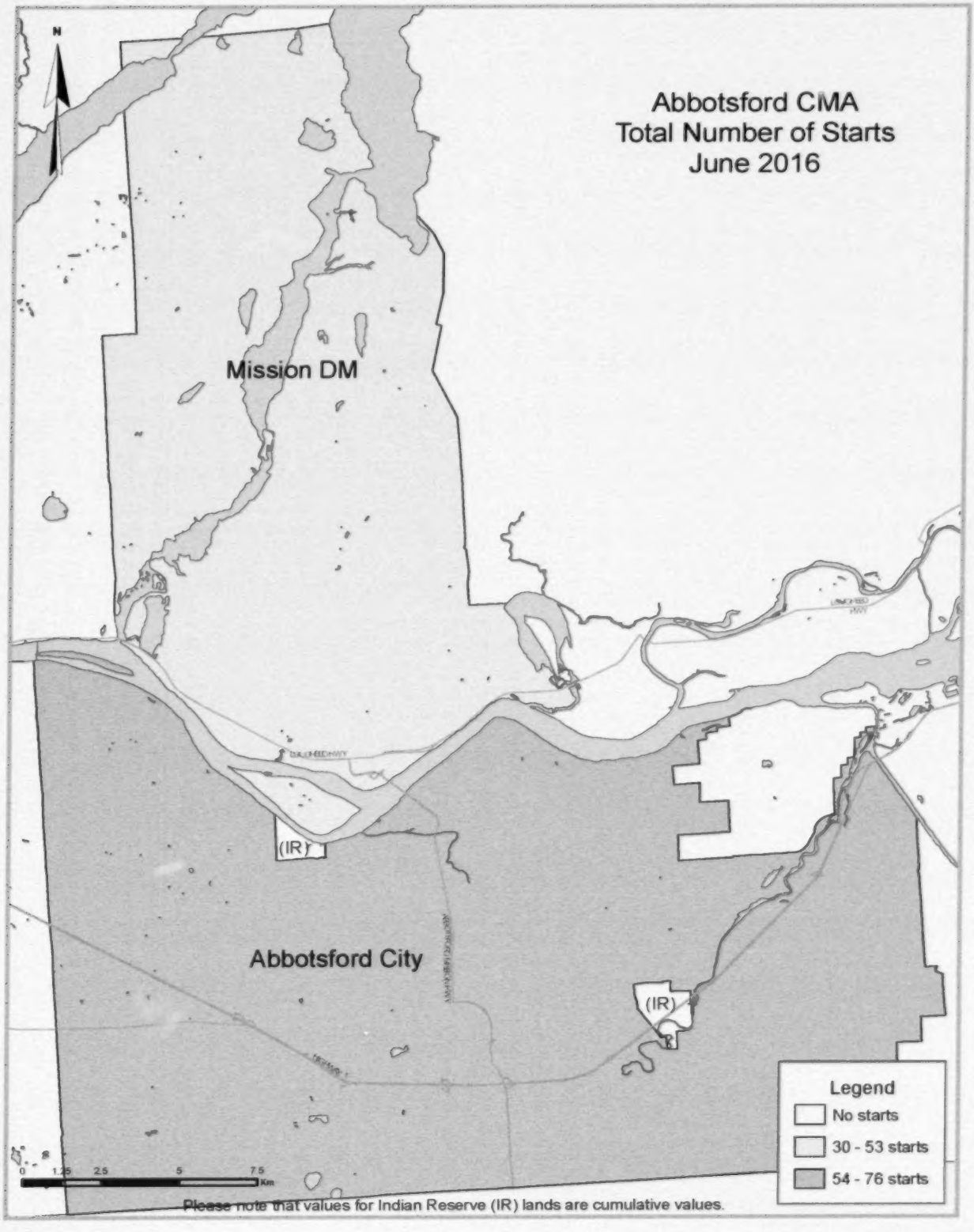
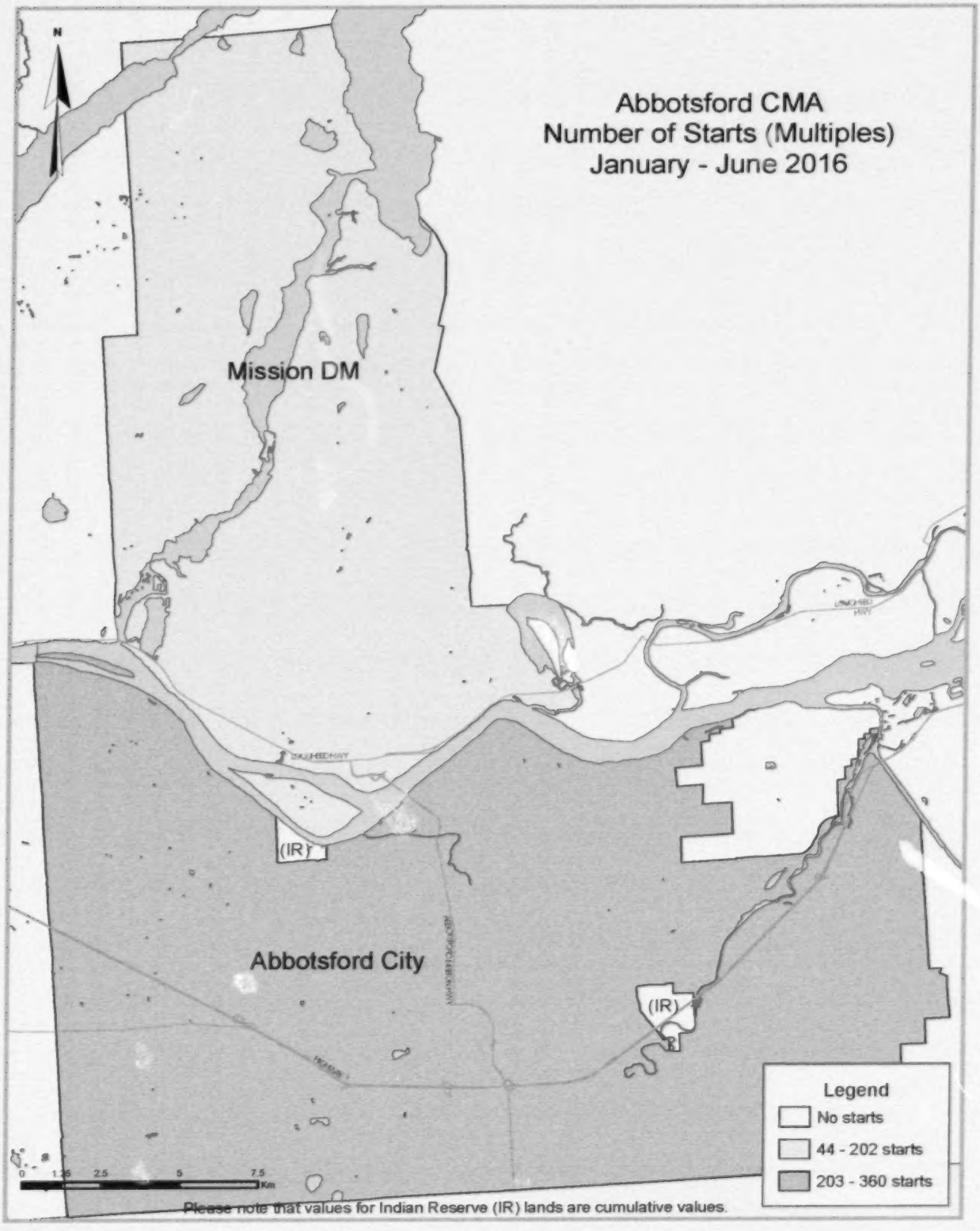
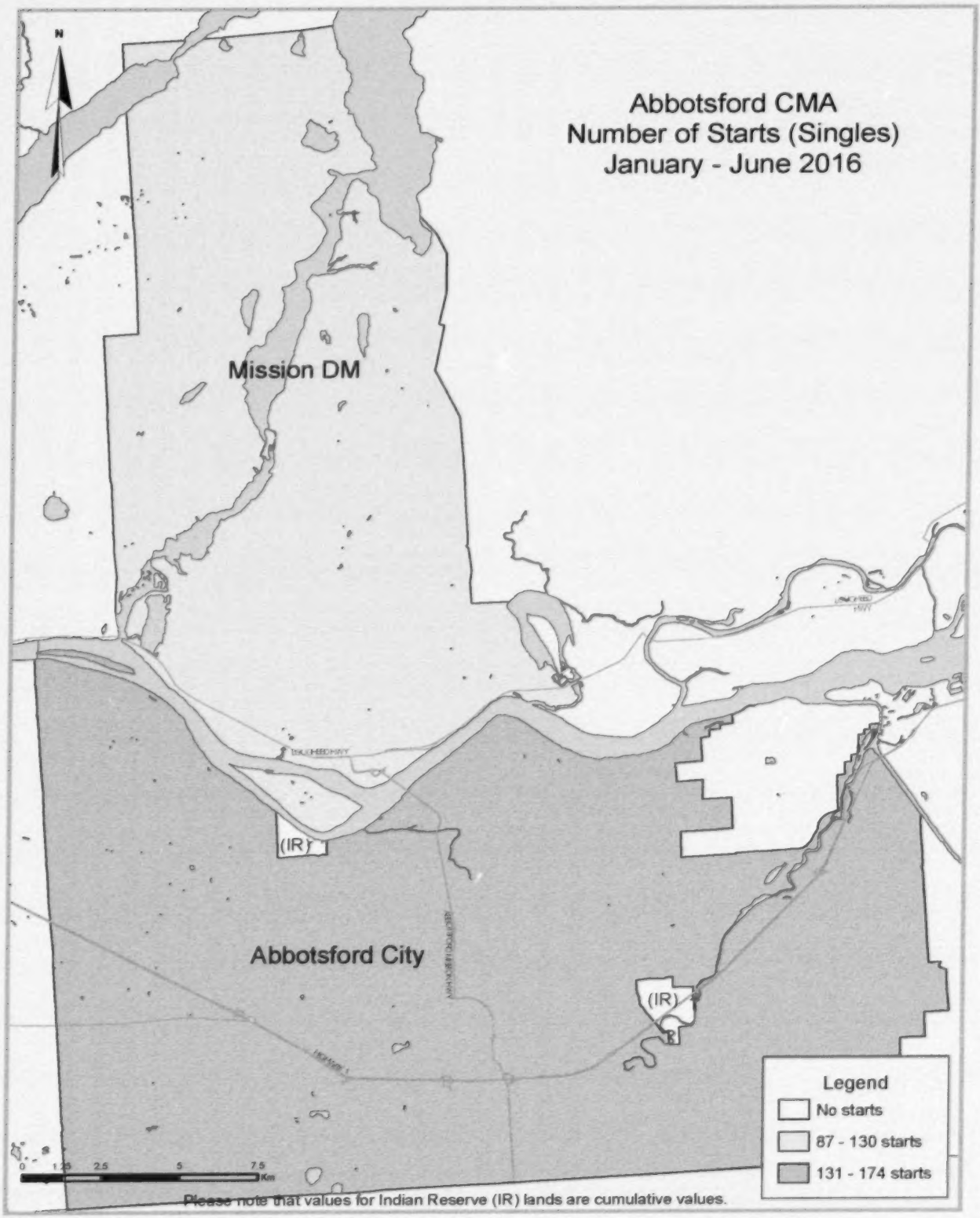
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
1 - 1928 starts
1929 - 3856 starts
3857 - 5784 starts
0 2 4 8 12 Km
N

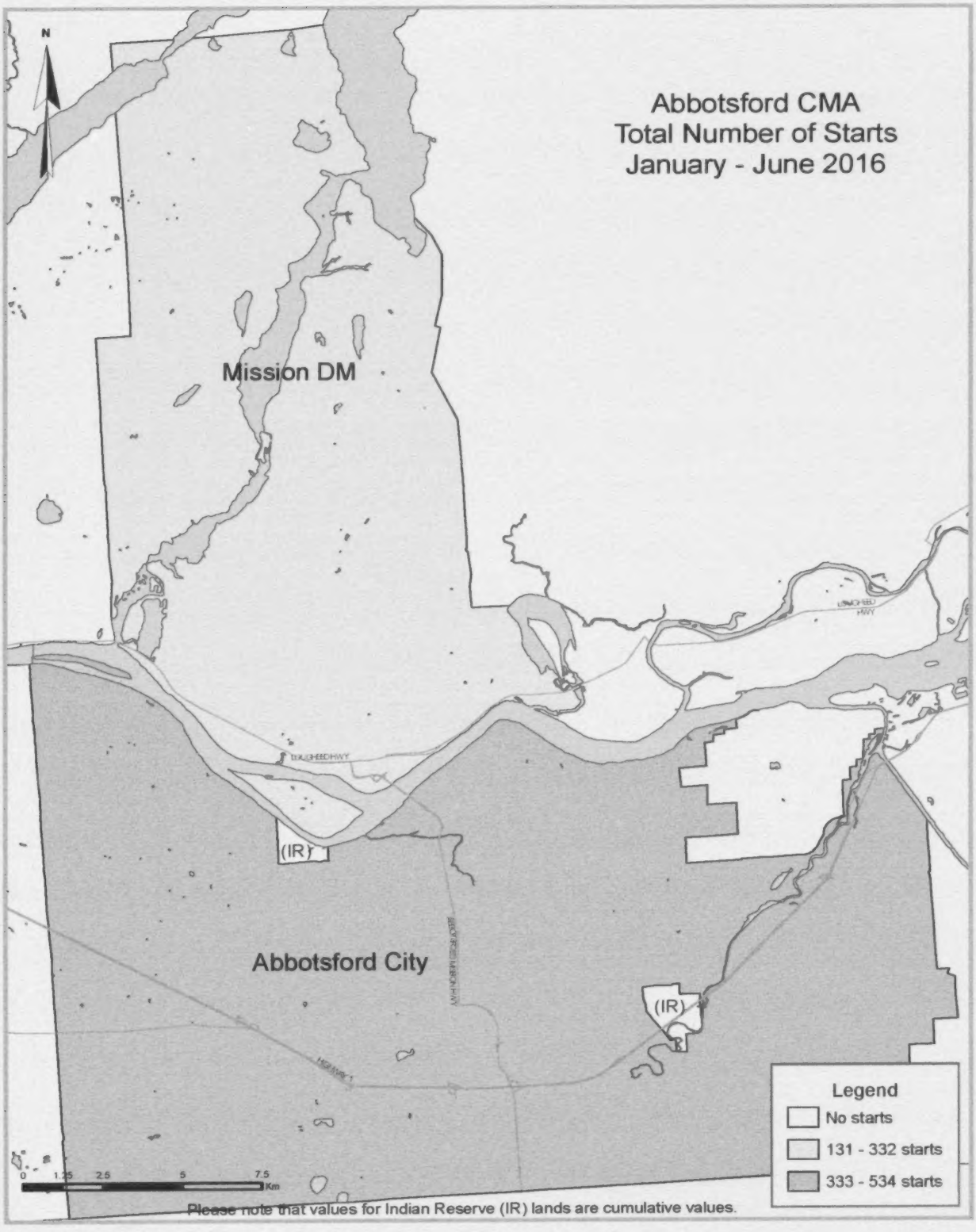

N
Abbotsford CMA
Number of Starts (Multiples)
June 2016
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
23 - 32 starts
33 - 41 starts
0 1.25 2.5 5 7.5 Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Number of Starts (Singles)
June 2016
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
7 - 21 starts
22 - 35 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Total Number of Starts
June 2016
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
30 - 53 starts
54 - 76 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Number of Starts (Multiples)
January - June 2016
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
44 - 202 starts
203 - 360 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Number of Starts (Singles)
January - June 2016
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
87 - 130 starts
131 - 174 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Total Number of Starts
January - June 2016
N
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
131 - 332 starts
333 - 534 starts
0 1.25 2.5 5 7.5 Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) June 2016		
Vancouver CMA[1]	May 2016	June 2016
Trend[2]	28,234	29,932
SAAR	23,513	35,445
	June 2015	June 2016
Actual		
June - Single-Detached	482	462
June - Multiples	1,689	2,535
June - Total	2,171	2,997
January to June - Single-Detached	2,254	2,645
January to June - Multiples	7,684	12,195
January to June - Total	9,938	14,840

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Vancouver CMA June 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2016	391	34	34	16	364	1,650	55	453	2,997
June 2015	424	26	0	7	257	1,174	51	232	2,171
% Change	-7.8	30.8	n/a	128.6	41.6	40.5	7.8	95.3	38.0
Year-to-date 2016	2,258	156	62	35	1,699	7,281	354	2,995	14,840
Year-to-date 2015	1,984	170	8	32	1,171	4,764	238	1,571	9,938
% Change	13.8	-8.2	**	9.4	45.1	52.8	48.7	90.6	49.3
UNDER CONSTRUCTION									
June 2016	4,198	250	130	78	2,719	19,209	536	5,541	32,661
June 2015	3,873	294	8	39	2,106	16,395	381	3,776	26,872
% Change	8.4	-15.0	**	100.0	29.1	17.2	40.7	46.7	21.5
COMPLETIONS									
June 2016	347	32	16	0	337	591	52	306	1,681
June 2015	358	26	0	3	187	731	37	156	1,498
% Change	-3.1	23.1	n/a	-100.0	80.2	-19.2	40.5	96.2	12.2
Year-to-date 2016	1,901	160	28	18	1,409	4,953	222	1,547	10,238
Year-to-date 2015	1,710	160	0	10	1,326	3,226	186	1,136	7,754
% Change	11.2	0.0	n/a	80.0	6.3	53.5	19.4	36.2	32.0
COMPLETED & NOT ABSORBED									
June 2016	644	53	4	9	119	368	n/a	n/a	1,197
June 2015	790	83	0	11	379	1,225	n/a	n/a	2,488
% Change	-18.5	-36.1	n/a	-18.2	-68.6	-70.0	n/a	n/a	-51.9
ABSORBED									
June 2016	309	29	16	0	319	674	n/a	n/a	1,347
June 2015	381	39	0	4	216	895	n/a	n/a	1,535
% Change	-18.9	-25.6	n/a	-100.0	47.7	-24.7	n/a	n/a	-12.2
Year-to-date 2016	1,966	180	24	18	1,526	5,334	n/a	n/a	9,048
Year-to-date 2015	1,935	180	0	12	1,526	3,519	n/a	n/a	7,172
% Change	1.6	0.0	n/a	50.0	0.0	51.6	n/a	n/a	26.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
June 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
June 2016	37	4	0	0	0	167	0	29	237
June 2015	32	8	0	0	0	312	0	23	375
Delta									
June 2016	11	0	0	6	39	0	0	9	65
June 2015	10	0	0	0	0	14	0	5	29
Langley									
June 2016	34	2	0	5	55	0	4	14	114
June 2015	12	0	0	2	69	92	3	7	185
Maple Ridge / Pitt Meadows									
June 2016	39	0	4	0	10	0	0	3	56
June 2015	45	8	0	0	32	0	0	0	85
New Westminster									
June 2016	5	0	0	0	30	55	1	106	197
June 2015	11	0	0	0	0	293	0	6	310
North Vancouver									
June 2016	14	2	0	0	0	0	1	10	27
June 2015	21	0	0	0	7	210	1	6	245
Richmond									
June 2016	45	0	0	4	43	350	0	19	461
June 2015	39	0	0	3	5	0	1	13	61
Surrey									
June 2016	91	4	0	0	175	0	0	42	312
June 2015	101	0	0	2	93	64	0	60	320
Tri-Cities									
June 2016	32	4	0	1	4	0	0	23	64
June 2015	46	0	0	0	28	189	0	16	279
University Endowment Lands									
June 2016	0	0	0	0	0	0	0	0	0
June 2015	0	0	0	0	0	0	0	0	0
Vancouver City									
June 2016	67	18	30	0	8	1,078	49	196	1,446
June 2015	84	10	0	0	0	0	46	89	229
West Vancouver									
June 2016	9	0	0	0	0	0	0	0	9
June 2015	11	0	0	0	23	0	0	0	34
White Rock									
June 2016	4	0	0	0	0	0	0	2	6
June 2015	10	0	0	0	0	0	0	7	17
First Nations									
June 2016	0	0	0	0	0	0	0	0	0
June 2015	0	0	0	0	0	0	0	0	0
Vancouver CMA									
June 2016	391	34	34	16	364	1,650	55	453	2,997
June 2015	424	26	0	7	257	1,174	51	232	2,171

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

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	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
June 2016	368	68	0	0	158	2,711	0	376	3,681
June 2015	335	80	0	0	49	2,370	0	218	3,052
Delta									
June 2016	100	0	0	20	82	347	1	68	618
June 2015	115	2	0	0	61	118	2	122	420
Langley									
June 2016	200	6	20	20	467	504	5	210	1,432
June 2015	186	2	5	11	316	421	3	184	1,128
Maple Ridge / Pitt Meadows									
June 2016	282	0	9	0	231	47	2	15	586
June 2015	277	16	0	0	252	233	4	0	782
New Westminster									
June 2016	69	8	7	0	50	529	0	747	1,410
June 2015	53	2	0	0	32	893	0	6	986
North Vancouver									
June 2016	181	14	0	0	40	1,618	18	340	2,211
June 2015	191	14	0	0	151	893	7	423	1,679
Richmond									
June 2016	480	4	0	20	226	2,944	3	546	4,223
June 2015	393	6	0	9	176	2,854	9	229	3,676
Surrey									
June 2016	860	20	3	2	1,039	1,800	2	488	4,214
June 2015	768	6	0	14	700	1,777	21	377	3,663
Tri-Cities									
June 2016	269	12	0	1	232	1,531	7	208	2,260
June 2015	248	6	3	1	244	1,219	7	157	1,885
University Endowment Lands									
June 2016	16	0	0	0	0	214	0	0	230
June 2015	17	0	0	0	11	340	0	0	368
Vancouver City									
June 2016	1,005	118	87	9	171	6,738	492	2,503	11,123
June 2015	938	154	0	2	82	5,244	327	2,004	8,751
West Vancouver									
June 2016	243	0	0	2	23	77	2	0	347
June 2015	226	2	0	2	25	20	0	0	275
White Rock									
June 2016	61	0	4	0	0	149	0	37	251
June 2015	81	4	0	0	0	13	0	54	152
First Nations									
June 2016	18	0	0	0	0	0	4	0	22
June 2015	0	0	0	0	0	0	0	0	0
Vancouver CMA									
June 2016	4,198	250	130	78	2,719	19,209	536	5,541	32,661
June 2015	3,873	294	8	39	2,106	16,395	381	3,776	26,872

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

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	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
June 2016	25	16	0	0	0	115	0	21	177
June 2015	23	8	0	0	0	284	0	12	327
Delta									
June 2016	12	2	0	0	0	0	0	8	22
June 2015	17	0	0	0	12	0	0	13	42
Langley									
June 2016	16	0	16	0	38	0	4	3	77
June 2015	27	0	0	0	18	0	1	11	57
Maple Ridge / Pitt Meadows									
June 2016	37	6	0	0	42	0	1	0	86
June 2015	34	2	0	0	3	0	0	0	39
New Westminster									
June 2016	5	0	0	0	0	0	1	2	8
June 2015	5	0	0	0	0	0	0	0	5
North Vancouver									
June 2016	27	2	0	0	7	0	0	17	53
June 2015	26	6	0	0	8	168	1	13	222
Richmond									
June 2016	32	0	0	0	39	0	1	6	78
June 2015	37	0	0	0	0	0	1	16	54
Surrey									
June 2016	84	0	0	0	190	64	0	39	377
June 2015	78	0	0	2	110	0	5	35	230
Tri-Cities									
June 2016	21	0	0	0	18	0	0	10	49
June 2015	31	0	0	1	8	44	0	16	100
University Endowment Lands									
June 2016	1	0	0	0	0	0	0	0	1
June 2015	1	0	0	0	0	0	0	0	1
Vancouver City									
June 2016	62	6	0	0	3	412	45	198	726
June 2015	61	10	0	0	0	62	28	35	196
West Vancouver									
June 2016	21	0	0	0	0	0	0	0	21
June 2015	6	0	0	0	22	93	0	0	121
White Rock									
June 2016	4	0	0	0	0	0	0	2	6
June 2015	6	0	0	0	0	80	0	5	91
First Nations									
June 2016	0	0	0	0	0	0	0	0	0
June 2015	4	0	0	0	0	0	1	0	5
Vancouver CMA									
June 2016	347	32	16	0	337	591	52	306	1,681
June 2015	358	26	0	3	187	731	37	156	1,498

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
June 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
June 2016	55	16	0	0	0	2	n/a	n/a	73
June 2015	55	27	0	0	1	154	n/a	n/a	237
Delta									
June 2016	10	0	0	0	13	0	n/a	n/a	23
June 2015	15	0	0	0	8	13	n/a	n/a	36
Langley									
June 2016	16	0	4	5	11	0	n/a	n/a	36
June 2015	40	0	0	1	47	78	n/a	n/a	166
Maple Ridge / Pitt Meadows									
June 2016	10	0	0	0	6	89	n/a	n/a	105
June 2015	58	2	0	0	23	98	n/a	n/a	181
New Westminster									
June 2016	3	2	0	0	0	39	n/a	n/a	44
June 2015	6	0	0	0	51	26	n/a	n/a	83
North Vancouver									
June 2016	19	1	0	0	8	86	n/a	n/a	114
June 2015	26	3	0	0	21	140	n/a	n/a	190
Richmond									
June 2016	138	1	0	2	18	55	n/a	n/a	214
June 2015	133	2	0	2	32	132	n/a	n/a	301
Surrey									
June 2016	67	0	0	1	49	18	n/a	n/a	135
June 2015	113	0	0	2	154	253	n/a	n/a	522
Tri-Cities									
June 2016	32	0	0	0	10	35	n/a	n/a	77
June 2015	53	0	0	4	10	139	n/a	n/a	206
University Endowment Lands									
June 2016	1	0	0	0	0	0	n/a	n/a	1
June 2015	0	0	0	0	1	2	n/a	n/a	3
Vancouver City									
June 2016	255	33	0	1	4	41	n/a	n/a	334
June 2015	249	48	0	2	16	159	n/a	n/a	474
West Vancouver									
June 2016	23	0	0	0	0	0	n/a	n/a	23
June 2015	23	0	0	0	8	2	n/a	n/a	33
White Rock									
June 2016	15	0	0	0	0	3	n/a	n/a	18
June 2015	16	1	0	0	6	29	n/a	n/a	52
First Nations									
June 2016	0	0	0	0	0	0	n/a	n/a	0
June 2015	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
June 2016	644	53	4	9	119	368	n/a	n/a	1,197
June 2015	790	83	0	11	379	1,225	n/a	n/a	2,488

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
June 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
June 2016	25	8	0	0	0	116	n/a	n/a	149
June 2015	21	10	0	0	7	296	n/a	n/a	334
Delta									
June 2016	12	2	0	0	0	0	n/a	n/a	14
June 2015	22	0	0	0	12	11	n/a	n/a	45
Langley									
June 2016	16	0	16	0	36	0	n/a	n/a	68
June 2015	23	0	0	1	11	11	n/a	n/a	46
Maple Ridge / Pitt Meadows									
June 2016	37	6	0	0	42	42	n/a	n/a	127
June 2015	27	2	0	0	5	0	n/a	n/a	34
New Westminster									
June 2016	3	0	0	0	0	19	n/a	n/a	22
June 2015	8	0	0	0	1	1	n/a	n/a	10
North Vancouver									
June 2016	18	2	0	0	7	0	n/a	n/a	27
June 2015	27	9	0	0	9	166	n/a	n/a	211
Richmond									
June 2016	37	1	0	0	36	1	n/a	n/a	75
June 2015	34	0	0	0	2	1	n/a	n/a	37
Surrey									
June 2016	79	0	0	0	186	76	n/a	n/a	341
June 2015	95	2	0	2	135	17	n/a	n/a	251
Tri-Cities									
June 2016	18	0	0	0	10	0	n/a	n/a	28
June 2015	32	0	0	1	8	48	n/a	n/a	89
University Endowment Lands									
June 2016	1	0	0	0	0	6	n/a	n/a	7
June 2015	1	0	0	0	0	0	n/a	n/a	1
Vancouver City									
June 2016	47	9	0	0	2	414	n/a	n/a	472
June 2015	73	16	0	0	0	187	n/a	n/a	276
West Vancouver									
June 2016	11	0	0	0	0	0	n/a	n/a	11
June 2015	6	0	0	0	16	93	n/a	n/a	115
White Rock									
June 2016	5	1	0	0	0	0	n/a	n/a	6
June 2015	6	0	0	0	4	64	n/a	n/a	74
First Nations									
June 2016	0	0	0	0	0	0	n/a	n/a	0
June 2015	4	0	0	0	0	0	n/a	n/a	4
Vancouver CMA									
June 2016	309	29	16	0	319	674	n/a	n/a	1,347
June 2015	381	39	0	4	216	895	n/a	n/a	1,535

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Vancouver CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	4,031	308	115	66	2,632	9,901	525	3,285	20,863
% Change	2.8	-6.1	8.5	**	-7.8	14.3	18.5	15.5	8.6
2014	3,920	328	106	21	2,855	8,666	443	2,843	19,212
% Change	13.5	-10.9	**	-32.3	14.6	-5.7	-15.9	8.4	2.8
2013	3,454	368	18	31	2,491	9,185	527	2,622	18,696
% Change	17.4	12.2	-99.2	-8.8	1.9	-4.5	30.4	**	-1.7
2012	2,943	328	2,384	34	2,445	9,616	404	873	19,027
% Change	-11.8	27.1	6.3	-5.6	-20.2	34.0	28.7	-39.4	6.5
2011	3,336	258	2,242	36	3,063	7,177	314	1,441	17,867
% Change	-22.2	-1.5	70.5	-7.7	24.2	23.9	51.7	70.1	17.4
2010	4,287	262	1,315	39	2,467	5,793	207	847	15,217
% Change	48.4	48.9	98.3	129.4	38.0	146.0	**	102.6	82.5
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	3	2	0	0	0	0	0	0	3	2	50.0
Burnaby - Mountain	0	0	0	0	0	0	75	0	75	0	n/a
Burnaby - North	7	15	0	0	0	0	96	10	103	25	**
Burnaby - Lougheed Mall	1	0	0	0	0	0	1	0	2	0	n/a
Burnaby - South & East	8	1	0	0	0	0	8	0	16	1	**
Burnaby - Central Park	3	0	0	0	0	0	2	312	5	312	-98.4
Burnaby - Remainder	18	16	4	8	0	0	14	13	36	37	-2.7
Burnaby Total	37	32	4	8	0	0	196	335	237	375	-36.8
Coquitlam	26	38	8	16	0	12	19	204	53	270	-80.4
Delta - Tsawwassen	10	4	0	0	0	0	2	16	12	20	-40.0
Delta - Ladner	0	3	0	0	39	0	0	0	39	3	**
Delta - North	7	3	0	0	0	0	7	3	14	6	133.3
Delta	17	10	0	0	39	0	9	19	65	29	124.1
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	43	17	2	0	55	69	14	99	114	185	-38.4
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	38	45	0	8	14	32	3	0	55	85	-35.3
New Westminster	6	11	0	0	30	0	161	299	197	310	-36.5
North Vancouver City	8	6	2	0	0	0	6	210	16	216	-92.6
North Vancouver DM	7	16	0	0	0	7	4	6	11	29	-62.1
Pitt Meadows	1	0	0	0	0	0	0	0	1	0	n/a
Port Coquitlam	5	3	0	0	0	0	4	1	9	4	125.0
Port Moody	2	5	0	0	0	0	0	0	2	5	-60.0
Richmond	49	43	0	0	43	5	369	13	461	61	**
Surrey - South	37	25	0	0	65	17	11	3	113	45	151.1
Surrey - Cloverdale	8	9	2	0	7	4	4	9	21	22	-4.5
Surrey - North	39	48	2	0	97	43	22	94	160	185	-13.5
Surrey - Guildford	0	2	0	0	0	29	0	1	0	32	-100.0
Surrey - Whalley	7	19	0	0	6	0	5	17	18	36	-50.0
Surrey Total	91	103	4	0	175	93	42	124	312	320	-2.5
University Endowment Lands	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	552	52	552	52	**
Vancouver - Kitsilano	0	0	0	2	0	0	0	0	0	2	-100.0
Vancouver - False Creek	0	0	0	0	0	0	309	0	309	0	n/a
Vancouver - Granville/Oak	0	2	0	0	0	0	0	2	0	4	-100.0
Vancouver - Kerrisdale	6	7	0	0	0	0	1	1	7	8	-12.5
Vancouver - Marpole	4	7	0	0	0	0	1	1	5	8	-37.5
Vancouver - Eastside	77	70	8	2	0	0	152	25	237	97	144.3
Vancouver - Mt. Pleasant	1	1	10	2	8	0	258	1	277	4	**
Vancouver - Strath/Grand	2	1	0	4	0	0	28	1	30	6	**
Vancouver - Westside	26	42	0	0	0	0	3	6	29	48	-39.6
Vancouver Total	116	130	18	10	8	0	1,304	89	1,446	229	**
West Vancouver	9	11	0	0	0	23	0	0	9	34	-73.5
White Rock	4	10	0	0	0	0	2	7	6	17	-64.7
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	462	482	38	42	364	241	2,133	1,406	2,997	2,171	38.0

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Anmore	9	8	0	0	0	0	0	0	9	8	12.5
Belcarra	1	0	0	0	0	0	0	0	1	0	n/a
Bowen Island	8	5	0	0	0	0	1	0	9	5	80.0
Burnaby - Mountain	0	0	0	0	0	0	75	0	75	0	n/a
Burnaby - North	52	40	4	2	0	21	129	58	185	121	52.9
Burnaby - Lougheed Mall	2	3	0	0	0	0	98	3	100	6	**
Burnaby - South & East	24	8	6	6	0	0	22	6	52	20	160.0
Burnaby - Central Park	11	13	4	2	0	0	790	486	805	501	60.7
Burnaby - Remainder	92	77	32	36	68	0	271	66	463	179	158.7
Burnaby Total	181	141	46	46	68	21	1,385	619	1,680	827	103.1
Coquitlam	184	134	36	56	18	42	640	284	878	516	70.2
Delta - Tsawwassen	24	18	0	0	0	0	5	36	29	54	-46.3
Delta - Ladner	15	10	2	0	80	15	2	2	99	27	**
Delta - North	25	26	0	0	0	0	25	25	50	51	-2.0
Delta	64	54	2	0	80	15	32	63	178	132	34.8
Langley City	2	4	0	0	14	0	0	0	16	4	**
Langley District	159	120	8	4	400	272	111	313	678	709	-4.4
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	263	221	2	18	176	96	9	47	450	382	17.8
New Westminster	30	22	4	0	42	0	496	299	572	321	78.2
North Vancouver City	39	20	12	4	7	0	568	702	626	726	-13.8
North Vancouver DM	67	69	0	0	15	39	517	105	599	213	181.2
Pitt Meadows	9	9	0	2	0	36	0	0	9	47	-80.9
Port Coquitlam	22	15	6	0	28	42	12	96	68	153	-55.6
Port Moody	9	10	0	0	7	14	0	0	16	24	-33.3
Richmond	223	208	6	12	98	61	1,074	612	1,401	893	56.9
Surrey - South	196	149	20	14	272	145	49	35	537	343	56.6
Surrey - Cloverdale	46	52	2	4	34	34	83	26	165	116	42.2
Surrey - North	231	217	12	4	240	143	121	245	604	609	-0.8
Surrey - Guildford	6	10	0	0	52	60	5	6	63	76	-17.1
Surrey - Whalley	52	66	2	0	27	0	120	1,125	201	1,191	-83.1
Surrey Total	531	494	36	22	625	382	378	1,437	1,570	2,335	-32.8
University Endowment Lands	1	3	0	0	0	11	0	235	1	249	-99.6
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	1,723	482	1,723	482	**
Vancouver - Kitsilano	1	2	2	2	0	0	44	2	47	6	**
Vancouver - False Creek	0	0	0	0	0	0	309	0	309	0	n/a
Vancouver - Granville/Oak	4	5	2	0	8	0	137	19	151	24	**
Vancouver - Kerrisdale	27	28	0	0	0	0	5	4	32	32	0.0
Vancouver - Marpole	31	24	4	4	0	0	395	7	430	35	**
Vancouver - Eastside	471	364	28	56	48	18	977	660	1,524	1,098	38.8
Vancouver - Mt. Pleasant	3	1	18	24	8	0	627	116	656	141	**
Vancouver - Strath/Grand	8	8	4	12	0	5	396	134	408	159	156.6
Vancouver - Westside	163	190	2	4	29	0	310	72	504	266	89.5
Vancouver Total	708	622	60	102	93	23	4,923	1,496	5,784	2,243	157.9
West Vancouver	91	63	0	2	0	23	57	8	148	96	54.2
White Rock	22	32	0	4	0	0	103	19	125	55	127.3
First Nations	22	0	0	0	0	0	0	0	22	0	n/a
Vancouver CMA	2,645	2,254	218	272	1,671	1,077	10,306	6,335	14,840	9,938	49.3

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	75	0	0	0
Burnaby - North	0	0	0	0	92	0	4	10
Burnaby - Lougheed Mall	0	0	0	0	0	0	1	0
Burnaby - South & East	0	0	0	0	0	0	8	0
Burnaby - Central Park	0	0	0	0	0	312	2	0
Burnaby - Remainder	0	0	0	0	0	0	14	13
Burnaby Total	0	0	0	0	167	312	29	23
Coquitlam	0	12	0	0	0	189	19	15
Delta - Tsawwassen	0	0	0	0	0	14	2	2
Delta - Ladner	39	0	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	7	3
Delta	39	0	0	0	0	14	9	5
Langley City	0	0	0	0	0	0	0	0
Langley District	55	69	0	0	0	92	14	7
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	14	32	0	0	0	0	3	0
New Westminster	30	0	0	0	55	293	106	6
North Vancouver City	0	0	0	0	0	210	6	0
North Vancouver DM	0	7	0	0	0	0	4	6
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	0	4	1
Port Moody	0	0	0	0	0	0	0	0
Richmond	43	5	0	0	350	0	19	13
Surrey - South	65	17	0	0	0	0	11	3
Surrey - Cloverdale	7	4	0	0	0	0	4	9
Surrey - North	97	43	0	0	0	64	22	30
Surrey - Guildford	0	29	0	0	0	0	0	1
Surrey - Whalley	6	0	0	0	0	0	5	17
Surrey Total	175	93	0	0	0	64	42	60
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	552	0	0	52
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	174	0	135	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	2
Vancouver - Kerrisdale	0	0	0	0	0	0	1	1
Vancouver - Marpole	0	0	0	0	0	0	1	1
Vancouver - Eastside	0	0	0	0	124	0	28	25
Vancouver - Mt. Pleasant	8	0	0	0	258	0	0	1
Vancouver - Strath/Grand	0	0	0	0	0	0	28	1
Vancouver - Westside	0	0	0	0	0	0	3	6
Vancouver Total	8	0	0	0	1,108	0	196	89
West Vancouver	0	23	0	0	0	0	0	0
White Rock	0	0	0	0	0	0	2	7
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	**364**	**241**	**0**	**0**	**1,680**	**1,174**	**453**	**232**

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	1	0
Burnaby - Mountain	0	0	0	0	75	0	0	0
Burnaby - North	0	21	0	0	98	32	31	26
Burnaby - Lougheed Mall	0	0	0	0	97	0	1	3
Burnaby - South & East	0	0	0	0	0	0	22	6
Burnaby - Central Park	0	0	0	0	783	477	7	9
Burnaby - Remainder	68	0	0	0	78	0	193	66
Burnaby Total	68	21	0	0	1,131	509	254	110
Coquitlam	18	42	0	0	514	189	126	95
Delta - Tsawwassen	0	0	0	0	0	33	5	3
Delta - Ladner	80	15	0	0	0	0	2	2
Delta - North	0	0	0	0	0	0	25	25
Delta	80	15	0	0	0	33	32	30
Langley City	14	0	0	0	0	0	0	0
Langley District	400	272	0	0	68	166	43	147
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	176	96	0	0	0	47	9	0
New Westminster	42	0	0	0	55	293	441	6
North Vancouver City	7	0	0	0	438	572	130	130
North Vancouver DM	15	39	0	0	478	0	39	105
Pitt Meadows	0	36	0	0	0	0	0	0
Port Coquitlam	28	42	0	0	0	92	12	4
Port Moody	7	14	0	0	0	0	0	0
Richmond	98	61	0	0	1,023	567	51	45
Surrey - South	272	145	0	0	0	0	49	35
Surrey - Cloverdale	34	34	0	0	57	0	26	26
Surrey - North	240	143	0	0	0	120	121	125
Surrey - Guildford	52	60	0	0	0	0	5	6
Surrey - Whalley	27	0	0	0	81	1,077	39	48
Surrey Total	625	382	0	0	138	1,197	240	240
University Endowment Lands	0	11	0	0	0	235	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	1,045	160	678	322
Vancouver - Kitsilano	0	0	0	0	44	2	0	0
Vancouver - False Creek	0	0	0	0	174	0	135	0
Vancouver - Granville/Oak	8	0	0	0	129	17	8	2
Vancouver - Kerrisdale	0	0	0	0	0	0	5	4
Vancouver - Marpole	0	0	0	0	261	0	134	7
Vancouver - Eastside	48	18	0	0	600	433	377	227
Vancouver - Mt. Pleasant	8	0	0	0	426	115	201	1
Vancouver - Strath/Grand	0	5	0	0	365	89	31	45
Vancouver - Westside	29	0	0	0	276	40	34	32
Vancouver Total	93	23	0	0	3,320	856	1,603	640
West Vancouver	0	23	0	0	57	8	0	0
White Rock	0	0	0	0	89	0	14	19
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	1,671	1,077	0	0	7,311	4,764	2,995	1,571

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.4: Starts by Submarket and by Intended Market
June 2016

Submarket	Freehold		Condominium		Rental		Total*	
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	3	2	0	0	0	0	3	2
Burnaby - Mountain	0	0	75	0	0	0	75	0
Burnaby - North	7	15	92	0	4	10	103	25
Burnaby - Lougheed Mall	1	0	0	0	1	0	2	0
Burnaby - South & East	8	1	0	0	8	0	16	1
Burnaby - Central Park	3	0	0	312	2	0	5	312
Burnaby - Remainder	22	24	0	0	14	13	36	37
Burnaby Total	41	40	167	312	29	23	237	375
Coquitlam	29	38	5	217	19	15	53	270
Delta - Tsawwassen	4	4	6	14	2	2	12	20
Delta - Ladner	0	3	39	0	0	0	39	3
Delta - North	7	3	0	0	7	3	14	6
Delta	11	10	45	14	9	5	65	29
Langley City	0	0	0	0	0	0	0	0
Langley District	36	12	60	163	18	10	114	185
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	42	53	10	32	3	0	55	85
New Westminster	5	11	85	293	107	6	197	310
North Vancouver City	9	5	0	210	7	1	16	216
North Vancouver DM	7	16	0	7	4	6	11	29
Pitt Meadows	1	0	0	0	0	0	1	0
Port Coquitlam	5	3	0	0	4	1	9	4
Port Moody	2	5	0	0	0	0	2	5
Richmond	45	39	397	8	19	14	461	61
Surrey - South	37	25	65	17	11	3	113	45
Surrey - Cloverdale	10	9	7	4	4	9	21	22
Surrey - North	41	46	97	109	22	30	160	185
Surrey - Guildford	0	2	0	29	0	1	0	32
Surrey - Whalley	7	19	6	0	5	17	18	36
Surrey Total	95	101	175	159	42	60	312	320
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	552	0	0	52	552	52
Vancouver - Kitsilano	0	2	0	0	0	0	0	2
Vancouver - False Creek	0	0	174	0	135	0	309	0
Vancouver - Granville/Oak	0	2	0	0	0	2	0	4
Vancouver - Kerrisdale	5	6	0	0	2	2	7	8
Vancouver - Marpole	3	4	0	0	2	4	5	8
Vancouver - Eastside	74	40	94	0	69	57	237	97
Vancouver - Mt. Pleasant	11	3	266	0	0	1	277	4
Vancouver - Strath/Grand	2	5	0	0	28	1	30	6
Vancouver - Westside	20	32	0	0	9	16	29	48
Vancouver Total	115	94	1,086	0	245	135	1,446	229
West Vancouver	9	11	0	23	0	0	9	34
White Rock	4	10	0	0	2	7	6	17
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	459	450	2,030	1,438	508	283	2,997	2,171

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.5: Starts by Submarket and by Intended Market
January - June 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Anmore	8	7	1	0	0	1	9	8
Belcarra	1	0	0	0	0	0	1	0
Bowen Island	8	5	0	0	1	0	9	5
Burnaby - Mountain	0	0	75	0	0	0	75	0
Burnaby - North	55	42	98	53	32	26	185	121
Burnaby - Lougheed Mall	2	3	97	0	1	3	100	6
Burnaby - South & East	30	14	0	0	22	6	52	20
Burnaby - Central Park	15	15	783	477	7	9	805	501
Burnaby - Remainder	124	113	146	0	193	66	463	179
Burnaby Total	226	187	1,199	530	255	110	1,680	827
Coquitlam	183	133	563	285	132	98	878	516
Delta - Tsawwassen	14	18	10	33	5	3	29	54
Delta - Ladner	12	10	85	15	2	2	99	27
Delta - North	25	26	0	0	25	25	50	51
Delta	51	54	95	48	32	30	178	132
Langley City	2	4	14	0	0	0	16	4
Langley District	164	110	456	442	58	157	678	709
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	266	226	174	153	10	3	450	382
New Westminster	33	22	97	293	442	6	572	321
North Vancouver City	43	21	445	572	138	133	626	726
North Vancouver DM	62	69	493	39	44	105	599	213
Pitt Meadows	8	11	0	36	1	0	9	47
Port Coquitlam	28	15	28	134	12	4	68	153
Port Moody	9	10	7	14	0	0	16	24
Richmond	208	196	1,140	647	53	50	1,401	893
Surrey - South	199	149	289	159	49	35	537	343
Surrey - Cloverdale	47	53	91	34	27	29	165	116
Surrey - North	250	200	232	280	122	129	604	609
Surrey - Guildford	6	10	52	60	5	6	63	76
Surrey - Whalley	52	66	110	1,077	39	48	201	1,191
Surrey Total	554	478	774	1,610	242	247	1,570	2,335
University Endowment Lands	1	3	0	246	0	0	1	249
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	1,045	160	678	322	1,723	482
Vancouver - Kitsilano	3	4	44	2	0	0	47	6
Vancouver - False Creek	0	0	174	0	135	0	309	0
Vancouver - Granville/Oak	4	3	137	17	10	4	151	24
Vancouver - Kerrisdale	22	21	0	0	10	11	32	32
Vancouver - Marpole	29	25	261	0	140	10	430	35
Vancouver - Eastside	274	257	618	453	632	388	1,524	1,098
Vancouver - Mt. Pleasant	21	25	434	115	201	1	656	141
Vancouver - Strath/Grand	10	19	365	94	33	46	408	159
Vancouver - Westside	128	160	305	42	71	64	504	266
Vancouver Total	491	514	3,383	883	1,910	846	5,784	2,243
West Vancouver	90	61	57	35	1	0	148	96
White Rock	22	36	89	0	14	19	125	55
First Nations	18	0	0	0	4	0	22	0
Vancouver CMA	2,476	2,162	9,015	5,967	3,349	1,809	14,840	9,938

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	0	0	0	0	6	0	0	0	6	-100.0
Burnaby - Mountain	0	0	0	0	0	0	115	0	115	0	n/a
Burnaby - North	5	8	0	0	0	0	2	4	7	12	-41.7
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	2	1	2	2	0	0	2	1	6	4	50.0
Burnaby - Central Park	0	3	4	0	0	0	0	286	4	289	-98.6
Burnaby - Remainder	18	11	10	6	0	0	17	5	45	22	104.5
Burnaby Total	25	23	16	8	0	0	136	296	177	327	-45.9
Coquitlam	17	31	0	8	8	0	7	60	32	99	-67.7
Delta - Tsawwassen	2	4	2	0	0	0	0	0	4	4	0.0
Delta - Ladner	3	2	0	0	0	0	2	2	5	4	25.0
Delta - North	7	11	0	0	0	12	6	11	13	34	-61.8
Delta	12	17	2	0	0	12	8	13	22	42	-47.6
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	20	28	2	0	52	18	3	11	77	57	35.1
Lion's Bay	0	2	0	0	0	0	0	0	0	2	-100.0
Maple Ridge	35	32	2	0	38	3	0	0	75	35	114.3
New Westminster	6	5	0	0	0	0	2	0	8	5	60.0
North Vancouver City	7	14	2	6	0	0	7	173	16	193	-91.7
North Vancouver DM	20	13	0	0	7	8	10	8	37	29	27.6
Pitt Meadows	3	2	4	2	4	0	0	0	11	4	175.0
Port Coquitlam	4	0	0	0	10	0	3	0	17	0	n/a
Port Moody	0	1	0	0	0	0	0	0	0	1	-100.0
Richmond	33	38	4	0	35	0	6	16	78	54	44.4
Surrey - South	28	27	4	4	60	18	6	7	98	56	75.0
Surrey - Cloverdale	11	2	0	0	0	34	11	0	22	36	-38.9
Surrey - North	31	41	0	0	79	54	79	19	189	114	65.8
Surrey - Guildford	2	0	0	0	43	0	0	0	45	0	n/a
Surrey - Whalley	12	15	0	0	4	0	7	9	23	24	-4.2
Surrey Total	84	85	4	4	186	106	103	35	377	230	63.9
University Endowment Lands	1	1	0	0	0	0	0	0	1	1	0.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	162	0	162	0	n/a
Vancouver - Kitsilano	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	80	0	80	0	n/a
Vancouver - Granville/Oak	0	0	0	2	0	0	0	0	0	2	-100.0
Vancouver - Kerrisdale	3	5	0	0	0	0	0	0	3	5	-40.0
Vancouver - Marpole	5	4	0	0	0	0	0	0	5	4	25.0
Vancouver - Eastside	67	57	6	2	8	0	341	92	422	151	179.5
Vancouver - Mt. Pleasant	0	0	0	4	3	0	0	0	3	4	-25.0
Vancouver - Strath/Grand	4	0	0	0	0	0	23	0	27	0	n/a
Vancouver - Westside	19	23	0	2	0	0	4	5	23	30	-23.3
Vancouver Total	99	89	6	10	11	0	610	97	726	196	**
West Vancouver	21	6	0	18	0	4	0	93	21	121	-82.6
White Rock	4	6	0	0	0	0	2	85	6	91	-93.4
First Nations	0	5	0	0	0	0	0	0	0	5	-100.0
Vancouver CMA	391	398	42	56	351	157	897	887	1,681	1,498	12.2

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Anmore	8	6	0	0	0	0	0	0	8	6	33.3
Belcarra	2	0	0	0	0	0	0	0	2	0	n/a
Bowen Island	3	10	0	0	0	23	0	0	3	33	-90.9
Burnaby - Mountain	0	0	0	0	0	0	115	95	115	95	21.1
Burnaby - North	34	37	0	4	0	0	20	253	54	294	-81.6
Burnaby - Lougheed Mall	2	2	0	0	0	0	2	2	4	4	0.0
Burnaby - South & East	11	10	10	20	0	42	254	5	275	77	**
Burnaby - Central Park	12	20	6	4	0	4	53	585	71	613	-88.4
Burnaby - Remainder	94	77	46	36	0	37	119	148	259	298	-13.1
Burnaby Total	153	146	62	64	0	83	563	1,088	778	1,381	-43.7
Coquitlam	127	146	28	26	62	60	370	380	587	612	-4.1
Delta - Tsawwassen	13	17	2	0	0	0	186	1	201	18	**
Delta - Ladner	11	9	0	0	24	0	4	4	39	13	200.0
Delta - North	41	42	0	0	8	39	36	38	85	119	-28.6
Delta	65	68	2	0	32	39	226	43	325	150	116.7
Langley City	2	6	0	0	0	0	0	0	2	6	-66.7
Langley District	115	115	20	0	208	226	197	118	540	459	17.6
Lion's Bay	1	2	0	0	0	0	0	0	1	2	-50.0
Maple Ridge	175	111	6	20	133	109	43	97	357	337	5.9
New Westminster	23	31	2	4	22	45	462	0	509	80	**
North Vancouver City	22	25	4	10	0	12	13	295	39	342	-88.6
North Vancouver DM	73	64	0	0	100	25	206	109	379	198	91.4
Pitt Meadows	10	8	4	2	4	4	1	64	19	78	-75.6
Port Coquitlam	14	8	2	0	41	48	10	67	67	123	-45.5
Port Moody	11	4	0	0	21	0	0	0	32	4	**
Richmond	218	144	14	20	140	41	976	484	1,348	689	95.6
Surrey - South	156	117	16	24	166	100	231	96	569	337	68.8
Surrey - Cloverdale	61	31	4	2	72	141	43	10	180	184	-2.2
Surrey - North	190	208	0	2	207	219	341	175	738	604	22.2
Surrey - Guildford	10	5	0	0	110	21	5	3	125	29	**
Surrey - Whalley	79	52	0	0	4	4	57	362	140	418	-66.5
Surrey Total	496	413	20	28	559	485	677	646	1,752	1,572	11.5
University Endowment Lands	3	2	0	0	11	0	235	94	249	96	159.4
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	451	81	451	81	**
Vancouver - Kitsilano	2	3	0	4	0	0	0	1	2	8	-75.0
Vancouver - False Creek	0	1	0	0	0	0	321	189	321	190	68.9
Vancouver - Granville/Oak	4	4	0	8	10	0	11	4	25	16	56.3
Vancouver - Kerrisdale	20	22	0	0	0	0	25	31	45	53	-15.1
Vancouver - Marpole	33	27	4	4	0	0	68	96	105	127	-17.3
Vancouver - Eastside	303	302	32	44	18	8	1,254	211	1,607	565	184.4
Vancouver - Mt. Pleasant	1	1	16	12	12	0	0	23	29	36	-19.4
Vancouver - Strath/Grand	9	2	8	6	0	0	72	12	89	20	**
Vancouver - Westside	133	119	4	2	9	0	293	28	439	149	194.6
Vancouver Total	505	481	64	80	49	8	2,495	676	3,113	1,245	150.0
West Vancouver	68	66	0	20	0	4	0	93	68	183	-62.8
White Rock	32	37	2	0	0	0	26	108	60	145	-58.6
First Nations	0	13	0	0	0	0	0	0	0	13	-100.0
Vancouver CMA	2,126	1,906	230	274	1,382	1,212	6,500	4,362	10,238	7,754	32.0

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	6	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	115	0	0	0
Burnaby - North	0	0	0	0	0	0	2	4
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	2	1
Burnaby - Central Park	0	0	0	0	0	284	0	2
Burnaby - Remainder	0	0	0	0	0	0	17	5
Burnaby Total	0	0	0	0	115	284	21	12
Coquitlam	8	0	0	0	0	44	7	16
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	2	2
Delta - North	0	12	0	0	0	0	6	11
Delta	0	12	0	0	0	0	8	13
Langley City	0	0	0	0	0	0	0	0
Langley District	52	18	0	0	0	0	3	11
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	38	3	0	0	0	0	0	0
New Westminster	0	0	0	0	0	0	2	0
North Vancouver City	0	0	0	0	0	165	7	8
North Vancouver DM	7	8	0	0	0	3	10	5
Pitt Meadows	4	0	0	0	0	0	0	0
Port Coquitlam	10	0	0	0	0	0	3	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	35	0	0	0	0	0	6	16
Surrey - South	60	18	0	0	0	0	6	7
Surrey - Cloverdale	0	34	0	0	0	0	11	0
Surrey - North	79	54	0	0	64	0	15	19
Surrey - Guildford	43	0	0	0	0	0	0	0
Surrey - Whalley	4	0	0	0	0	0	7	9
Surrey Total	186	106	0	0	64	0	39	35
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	162	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	80	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	0	0	8	0	310	62	31	30
Vancouver - Mt. Pleasant	3	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	22	0	1	0
Vancouver - Westside	0	0	0	0	0	0	4	5
Vancouver Total	3	0	8	0	412	62	198	35
West Vancouver	0	4	0	0	0	93	0	0
White Rock	0	0	0	0	0	80	2	5
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	343	157	8	0	591	731	306	156

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	23	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	115	95	0	0
Burnaby - North	0	0	0	0	0	239	20	14
Burnaby - Lougheed Mall	0	0	0	0	0	0	2	2
Burnaby - South & East	0	42	0	0	245	0	9	5
Burnaby - Central Park	0	4	0	0	44	577	9	8
Burnaby - Remainder	0	37	0	0	42	118	77	30
Burnaby Total	0	83	0	0	446	1,029	117	59
Coquitlam	62	60	0	0	313	296	57	84
Delta - Tsawwassen	0	0	0	0	118	0	68	1
Delta - Ladner	24	0	0	0	0	0	4	4
Delta - North	8	39	0	0	0	0	36	38
Delta	32	39	0	0	118	0	108	43
Langley City	0	0	0	0	0	0	0	0
Langley District	208	226	0	0	100	65	97	53
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	133	109	0	0	40	22	3	75
New Westminster	22	45	0	0	452	0	10	0
North Vancouver City	0	12	0	0	0	165	13	130
North Vancouver DM	100	25	0	0	0	77	206	32
Pitt Meadows	4	4	0	0	0	64	1	0
Port Coquitlam	41	48	0	0	0	66	10	1
Port Moody	21	0	0	0	0	0	0	0
Richmond	140	41	0	0	938	292	38	192
Surrey - South	166	100	0	0	191	75	40	21
Surrey - Cloverdale	72	141	0	0	0	0	43	10
Surrey - North	207	219	0	0	227	65	114	110
Surrey - Guildford	110	21	0	0	0	0	5	3
Surrey - Whalley	4	4	0	0	0	334	57	28
Surrey Total	559	485	0	0	418	474	259	172
University Endowment Lands	11	0	0	0	235	0	0	94
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	97	81	354	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	1
Vancouver - False Creek	0	0	0	0	321	189	0	0
Vancouver - Granville/Oak	10	0	0	0	11	3	0	1
Vancouver - Kerrisdale	0	0	0	0	22	27	3	4
Vancouver - Marpole	0	0	0	0	63	92	5	4
Vancouver - Eastside	3	8	15	0	1,080	76	174	135
Vancouver - Mt. Pleasant	12	0	0	0	0	23	0	0
Vancouver - Strath/Grand	0	0	0	0	28	12	44	0
Vancouver - Westside	9	0	0	0	268	0	25	28
Vancouver Total	34	8	15	0	1,890	503	605	173
West Vancouver	0	4	0	0	0	93	0	0
White Rock	0	0	0	0	3	80	23	28
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	1,367	1,212	15	0	4,953	3,226	1,547	1,136

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.4: Completions by Submarket and by Intended Market June 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	6	0	0	0	6
Burnaby - Mountain	0	0	115	0	0	0	115	0
Burnaby - North	5	8	0	0	2	4	7	12
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	4	3	0	0	2	1	6	4
Burnaby - Central Park	4	3	0	284	0	2	4	289
Burnaby - Remainder	28	17	0	0	17	5	45	22
Burnaby Total	41	31	115	284	21	12	177	327
Coquitlam	17	30	8	53	7	16	32	99
Delta - Tsawwassen	4	4	0	0	0	0	4	4
Delta - Ladner	3	2	0	0	2	2	5	4
Delta - North	7	11	0	12	6	11	13	34
Delta	14	17	0	12	8	13	22	42
Langley City	0	0	0	0	0	0	0	0
Langley District	32	27	38	18	7	12	77	57
Lion's Bay	0	2	0	0	0	0	0	2
Maple Ridge	36	32	38	3	1	0	75	35
New Westminster	5	5	0	0	3	0	8	5
North Vancouver City	9	19	0	165	7	9	16	193
North Vancouver DM	20	13	7	11	10	5	37	29
Pitt Meadows	7	4	4	0	0	0	11	4
Port Coquitlam	4	0	10	0	3	0	17	0
Port Moody	0	1	0	0	0	0	0	1
Richmond	32	37	39	0	7	17	78	54
Surrey - South	28	24	64	24	6	8	98	56
Surrey - Cloverdale	11	2	0	34	11	0	22	36
Surrey - North	31	37	143	54	15	23	189	114
Surrey - Guildford	2	0	43	0	0	0	45	0
Surrey - Whalley	12	15	4	0	7	9	23	24
Surrey Total	84	78	254	112	39	40	377	230
University Endowment Lands	1	1	0	0	0	0	1	1
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	162	0	162	0
Vancouver - Kitsilano	1	0	0	0	0	0	1	0
Vancouver - False Creek	0	0	80	0	0	0	80	0
Vancouver - Granville/Oak	0	2	0	0	0	0	0	2
Vancouver - Kerrisdale	3	3	0	0	0	2	3	5
Vancouver - Marpole	5	3	0	0	0	1	5	4
Vancouver - Eastside	42	38	310	62	70	51	422	151
Vancouver - Mt. Pleasant	0	4	3	0	0	0	3	4
Vancouver - Strath/Grand	1	0	22	0	4	0	27	0
Vancouver - Westside	16	21	0	0	7	9	23	30
Vancouver Total	68	71	415	62	243	63	726	196
West Vancouver	21	6	0	115	0	0	21	121
White Rock	4	6	0	80	2	5	6	91
First Nations	0	4	0	0	0	1	0	5
Vancouver CMA	395	384	928	921	358	193	1,681	1,498

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
June 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $750,000		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 - $2,499,999		$2,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	1	6.7	4	26.7	1	6.7	5	33.3	4	26.7	15	1,600,000	1,582,928
Year-to-date 2015	2	25.0	0	0.0	3	37.5	2	25.0	1	12.5	8	-	1,860,608
Belcarra													
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Bowen Island													
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	-	-
Year-to-date 2015	3	33.3	2	22.2	2	22.2	2	22.2	0	0.0	9	-	-
Burnaby													
June 2016	0	0.0	1	4.0	5	20.0	14	56.0	5	20.0	25	1,710,000	2,036,338
June 2015	0	0.0	0	0.0	15	71.4	6	28.6	0	0.0	21	1,390,000	1,479,118
Year-to-date 2016	0	0.0	3	1.9	44	28.6	86	55.8	21	13.6	154	1,690,000	1,863,072
Year-to-date 2015	0	0.0	11	6.5	98	58.3	56	33.3	3	1.8	168	1,392,500	1,458,166
Coquitlam													
June 2016	0	0.0	6	42.9	6	42.9	2	14.3	0	0.0	14	1,167,500	1,222,564
June 2015	1	3.1	13	40.6	17	53.1	1	3.1	0	0.0	32	1,010,000	1,005,738
Year-to-date 2016	5	3.4	21	14.5	90	62.1	28	19.3	1	0.7	145	1,265,000	1,281,066
Year-to-date 2015	3	1.8	90	55.2	55	33.7	14	8.6	1	0.6	163	970,000	1,051,729
Delta													
June 2016	0	0.0	0	0.0	10	83.3	2	16.7	0	0.0	12	1,297,500	1,330,024
June 2015	0	0.0	12	54.5	8	36.4	2	9.1	0	0.0	22	995,000	1,084,099
Year-to-date 2016	0	0.0	5	8.3	36	60.0	15	25.0	4	6.7	60	1,295,000	1,510,777
Year-to-date 2015	1	1.4	43	58.1	27	36.5	3	4.1	0	0.0	74	960,000	1,061,204
Langley City													
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2015	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	-	-
Year-to-date 2015	2	25.0	5	62.5	1	12.5	0	0.0	0	0.0	8	-	-
Langley District													
June 2016	3	18.8	10	62.5	1	6.3	2	12.5	0	0.0	16	825,000	916,071
June 2015	11	47.8	7	30.4	3	13.0	2	8.7	0	0.0	23	760,000	877,595
Year-to-date 2016	27	26.7	48	47.5	16	15.8	9	8.9	1	1.0	101	865,000	977,094
Year-to-date 2015	59	49.2	31	25.8	14	11.7	12	10.0	4	3.3	120	757,500	970,938

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $750,000		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 - $2,499,999		$2,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2015	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	-	-
Maple Ridge													
June 2016	24	70.6	8	23.5	2	5.9	0	0.0	0	0.0	34	625,000	666,626
June 2015	18	72.0	6	24.0	1	4.0	0	0.0	0	0.0	25	605,000	670,825
Year-to-date 2016	168	84.0	20	10.0	11	5.5	1	0.5	0	0.0	200	605,000	649,574
Year-to-date 2015	118	86.1	14	10.2	5	3.6	0	0.0	0	0.0	137	605,000	631,405
New Westminster													
June 2016	0	0.0	1	33.3	1	33.3	1	33.3	0	0.0	3	-	-
June 2015	2	25.0	1	12.5	5	62.5	0	0.0	0	0.0	8	-	942,375
Year-to-date 2016	2	7.7	7	26.9	14	53.8	3	11.5	0	0.0	26	995,000	1,070,464
Year-to-date 2015	15	39.5	13	34.2	10	26.3	0	0.0	0	0.0	38	782,500	840,384
North Vancouver City													
June 2016	0	0.0	0	0.0	1	25.0	3	75.0	0	0.0	4	-	1,501,750
June 2015	0	0.0	0	0.0	4	40.0	6	60.0	0	0.0	10	1,527,500	1,588,700
Year-to-date 2016	0	0.0	0	0.0	7	43.8	9	56.3	0	0.0	16	-	1,507,483
Year-to-date 2015	0	0.0	0	0.0	13	52.0	12	48.0	0	0.0	25	1,527,500	1,558,579
North Vancouver DM													
June 2016	0	0.0	0	0.0	3	21.4	9	64.3	2	14.3	14	2,100,000	2,129,113
June 2015	0	0.0	0	0.0	0	0.0	17	100.0	0	0.0	17	1,790,000	1,952,767
Year-to-date 2016	0	0.0	0	0.0	10	12.2	50	61.0	22	26.8	82	2,130,000	2,290,125
Year-to-date 2015	0	0.0	0	0.0	15	18.8	55	68.8	10	12.5	80	1,995,000	2,003,949
Pitt Meadows													
June 2016	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	-	-
June 2015	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	7	70.0	3	30.0	0	0.0	0	0.0	0	0.0	10	-	-
Year-to-date 2015	5	100.0	0	0.0	0	0.0	0	0.0	0	0.0	5	-	-
Port Coquitlam													
June 2016	1	25.0	2	50.0	1	25.0	0	0.0	0	0.0	4	-	803,250
June 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	1	7.1	10	71.4	3	21.4	0	0.0	0	0.0	14	-	803,250
Year-to-date 2015	2	25.0	6	75.0	0	0.0	0	0.0	0	0.0	8	-	-
Port Moody													
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	0	0.0	0	0.0	9	81.8	1	9.1	1	9.1	11	1,300,000	1,443,711
Year-to-date 2015	0	0.0	1	33.3	1	33.3	1	33.3	0	0.0	3	-	-
Richmond													
June 2016	0	0.0	1	2.7	2	5.4	23	62.2	11	29.7	37	2,100,000	2,239,508
June 2015	0	0.0	4	11.8	18	52.9	10	29.4	2	5.9	34	1,407,500	1,542,166
Year-to-date 2016	0	0.0	7	3.8	11	5.9	98	52.7	70	37.6	186	2,162,500	2,326,732
Year-to-date 2015	0	0.0	8	4.8	65	39.2	73	44.0	20	12.0	166	1,570,000	1,726,619

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $750,000		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 - $2,499,999		$2,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
June 2016	2	2.5	21	26.6	28	35.4	20	25.3	8	10.1	79	1,285,000	1,521,200
June 2015	39	40.2	31	32.0	20	20.6	6	6.2	1	1.0	97	870,000	977,259
Year-to-date 2016	52	10.3	214	42.4	143	28.3	78	15.4	18	3.6	505	995,000	1,194,090
Year-to-date 2015	186	40.1	184	39.7	65	14.0	21	4.5	8	1.7	464	817,500	924,867
University Endowment Lands													
June 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
June 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Vancouver City													
June 2016	0	0.0	3	6.4	3	6.4	20	42.6	21	44.7	47	2,260,000	2,844,686
June 2015	1	1.4	3	4.1	17	23.3	19	26.0	33	45.2	73	2,300,000	2,526,989
Year-to-date 2016	2	0.6	7	2.1	40	11.8	115	33.9	175	51.6	339	2,570,000	2,874,366
Year-to-date 2015	4	1.1	4	1.1	66	18.3	132	36.7	154	42.8	360	2,200,000	2,465,450
West Vancouver													
June 2016	0	0.0	0	0.0	0	0.0	4	36.4	7	63.6	11	2,845,000	3,396,091
June 2015	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	-	3,453,833
Year-to-date 2016	0	0.0	0	0.0	0	0.0	12	16.7	60	83.3	72	3,950,000	4,272,481
Year-to-date 2015	0	0.0	0	0.0	2	3.0	7	10.4	58	86.6	67	3,140,000	3,447,028
White Rock													
June 2016	0	0.0	0	0.0	0	0.0	5	100.0	0	0.0	5	-	2,077,238
June 2015	0	0.0	1	16.7	2	33.3	1	16.7	2	33.3	6	-	1,828,000
Year-to-date 2016	0	0.0	2	5.7	4	11.4	17	48.6	12	34.3	35	2,100,000	2,230,837
Year-to-date 2015	0	0.0	5	18.5	7	25.9	7	25.9	8	29.6	27	-	1,879,106
First Nations													
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2015	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	-	549,900
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	11	100.0	0	0.0	0	0.0	0	0.0	0	0.0	11	-	549,900
Vancouver CMA													
June 2016	32	10.4	54	17.5	63	20.4	105	34.0	55	17.8	309	1,565,000	1,794,543
June 2015	78	20.3	79	20.5	111	28.8	74	19.2	43	11.2	385	1,145,000	1,446,831
Year-to-date 2016	265	13.4	353	17.8	441	22.2	530	26.7	394	19.9	1,983	1,400,000	1,774,256
Year-to-date 2015	411	21.1	417	21.4	449	23.1	399	20.5	269	13.8	1,945	1,180,000	1,478,195

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units June 2016						
Submarket	June 2016	June 2015	% Change	YTD 2016	YTD 2015	% Change
Anmore	-	-	n/a	1,582,928	1,860,608	-14.9
Belcarra	-	-	n/a	-	-	n/a
Bowen Island	-	-	n/a	-	-	n/a
Burnaby	2,036,338	1,479,118	37.7	1,863,072	1,458,166	27.8
Coquitlam	1,222,564	1,005,738	21.6	1,281,066	1,051,729	21.8
Delta	1,330,024	1,084,099	22.7	1,510,777	1,061,204	42.4
Langley City	-	-	n/a	-	-	n/a
Langley District	916,071	877,595	4.4	977,094	970,938	0.6
Lion's Bay	-	-	n/a	-	-	n/a
Maple Ridge	666,626	670,825	-0.6	649,574	631,405	2.9
New Westminster	-	942,375	n/a	1,070,464	840,384	27.4
North Vancouver City	1,501,750	1,588,700	-5.5	1,507,483	1,558,579	-3.3
North Vancouver DM	2,129,113	1,952,767	9.0	2,290,125	2,003,949	14.3
Pitt Meadows	-	-	n/a	-	-	n/a
Port Coquitlam	803,250	-	n/a	803,250	-	n/a
Port Moody	-	-	n/a	1,443,711	-	n/a
Richmond	2,239,508	1,542,166	45.2	2,326,732	1,726,619	34.8
Surrey	1,521,200	977,259	55.7	1,194,090	924,867	29.1
University Endowment Lands	-	-	n/a	-	-	n/a
Vancouver City	2,844,686	2,526,989	12.6	2,874,366	2,465,450	16.6
West Vancouver	3,396,091	3,453,833	-1.7	4,272,481	3,447,028	23.9
White Rock	2,077,238	1,828,000	13.6	2,230,837	1,879,106	18.7
First Nations	-	549,900	n/a	-	549,900	n/a
Vancouver CMA	1,794,543	1,446,831	24.0	1,774,256	1,478,195	20.0

Source: CMHC (Market Absorption Survey)

Figure 1: MLS® Residential Average Price for Vancouver

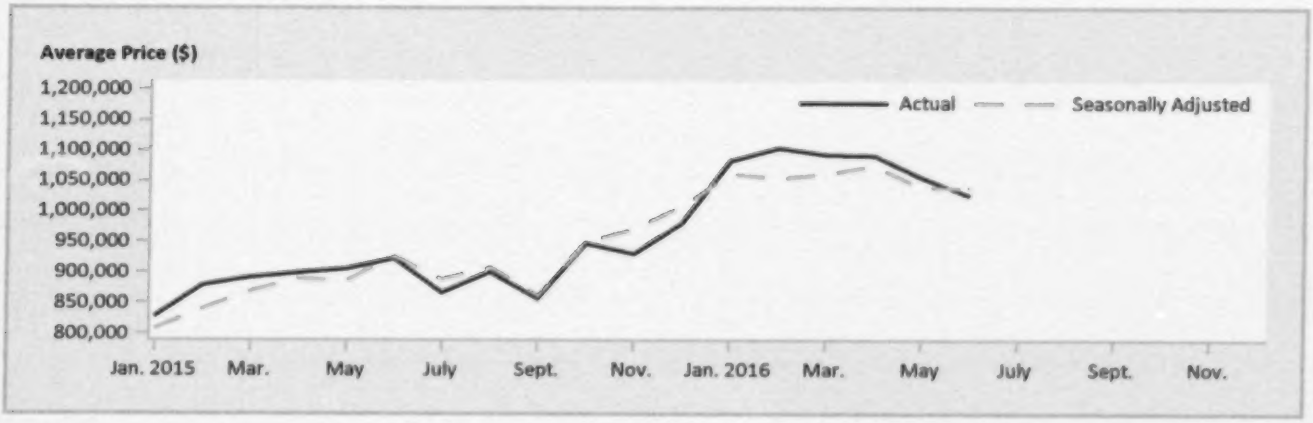


Figure 2: MLS® Residential Sales for Vancouver

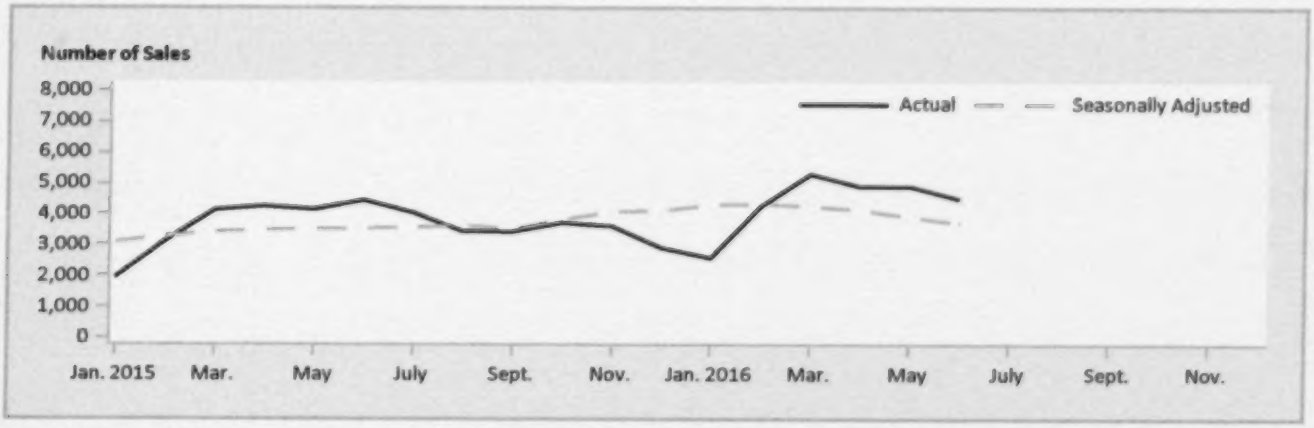
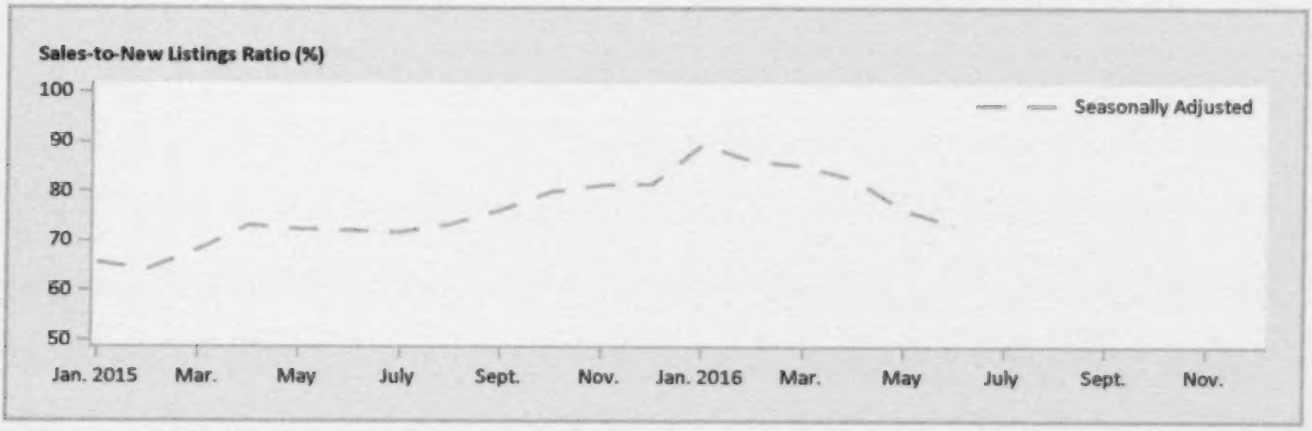


Figure 3: MLS® Residential Sales- to- New Listings Ratio for Vancouver



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
June 2016

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	95.8	119.7	1,280	5.9	64.5	906
	February	567	2.89	4.74	95.8	120.6	1,279	5.9	64.4	913
	March	567	2.89	4.74	95.8	121.5	1,278	6.0	64.3	921
	April	561	2.89	4.64	96.4	121.3	1,271	6.1	63.8	928
	May	561	2.89	4.64	96.4	122.4	1,274	6.1	64.0	934
	June	561	2.89	4.64	96.7	122.4	1,278	6.1	64.0	930
	July	561	2.89	4.64	97.0	122.5	1,286	6.0	64.2	921
	August	561	2.89	4.64	97.1	122.7	1,291	5.7	64.2	921
	September	561	2.89	4.64	97.5	122.7	1,300	5.8	64.6	925
	October	561	2.89	4.64	97.7	122.4	1,317	5.9	65.4	927
	November	561	3.14	4.64	98.2	122.7	1,330	5.8	65.8	926
	December	561	3.14	4.64	98.4	122.4	1,337	5.7	66.1	925
2016	January	561	3.14	4.64	98.8	122.7	1,337	5.7	66.0	932
	February	561	3.14	4.64	99.6	122.8	1,339	6.1	66.3	932
	March	561	3.14	4.64	100.0	124.0	1,342	6.3	66.5	924
	April	561	3.14	4.64	100.2	124.0	1,348	6.0	66.5	915
	May	561	3.14	4.64	101.3	124.9	1,352	5.7	66.4	913
	June	561	3.14	4.64		125.3	1,358	5.4	66.4	919
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1.1: Housing Activity Summary of Abbotsford-Mission CMA
June 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2016	34	16	7	5	26	0	3	15	106
June 2015	21	0	0	0	0	0	3	2	26
% Change	61.9	n/a	n/a	n/a	n/a	n/a	0.0	**	**
Year-to-date 2016	222	16	10	14	132	200	25	46	665
Year-to-date 2015	122	4	0	1	32	67	14	30	270
% Change	82.0	**	n/a	**	**	198.5	78.6	53.3	146.3
UNDER CONSTRUCTION									
June 2016	289	16	10	31	206	306	26	76	960
June 2015	203	4	0	1	70	196	17	45	536
% Change	42.4	**	n/a	**	194.3	56.1	52.9	68.9	79.1
COMPLETIONS									
June 2016	54	0	0	5	8	0	4	12	83
June 2015	24	0	0	0	19	0	5	6	54
% Change	125.0	n/a	n/a	n/a	-57.9	n/a	-20.0	100.0	53.7
Year-to-date 2016	221	0	0	7	75	67	14	43	427
Year-to-date 2015	95	0	0	0	44	150	14	17	320
% Change	132.6	n/a	n/a	n/a	70.5	-55.3	0.0	152.9	33.4
COMPLETED & NOT ABSORBED									
June 2016	16	0	0	0	20	73	n/a	n/a	109
June 2015	43	0	0	0	40	86	n/a	n/a	169
% Change	-62.8	n/a	n/a	n/a	-50.0	-15.1	n/a	n/a	-35.5
ABSORBED									
June 2016	53	0	0	5	8	0	n/a	n/a	66
June 2015	28	0	0	0	19	0	n/a	n/a	47
% Change	89.3	n/a	n/a	n/a	-57.9	n/a	n/a	n/a	40.4
Year-to-date 2016	227	1	0	7	81	75	n/a	n/a	391
Year-to-date 2015	100	0	0	0	44	80	n/a	n/a	224
% Change	127.0	n/a	n/a	n/a	84.1	-6.3	n/a	n/a	74.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
June 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
June 2016	27	0	0	5	26	0	3	15	76
June 2015	18	0	0	0	0	0	3	2	23
Mission DM									
June 2016	7	16	7	0	0	0	0	0	30
June 2015	3	0	0	0	0	0	0	0	3
First Nations									
June 2016	0	0	0	0	0	0	0	0	0
June 2015	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
June 2016	34	16	7	5	26	0	3	15	106
June 2015	21	0	0	0	0	0	3	2	26
UNDER CONSTRUCTION									
Abbotsford City									
June 2016	210	0	0	29	192	306	20	73	830
June 2015	120	0	0	1	70	196	6	45	438
Mission DM									
June 2016	79	16	10	2	14	0	6	3	130
June 2015	83	4	0	0	0	0	11	0	98
First Nations									
June 2016	0	0	0	0	0	0	0	0	0
June 2015	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
June 2016	289	16	10	31	206	306	26	76	960
June 2015	203	4	0	1	70	196	17	45	536
COMPLETIONS									
Abbotsford City									
June 2016	35	0	0	5	8	0	2	12	62
June 2015	18	0	0	0	19	0	4	6	47
Mission DM									
June 2016	19	0	0	0	0	0	2	0	21
June 2015	6	0	0	0	0	0	1	0	7
First Nations									
June 2016	0	0	0	0	0	0	0	0	0
June 2015	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
June 2016	54	0	0	5	8	0	4	12	83
June 2015	24	0	0	0	19	0	5	6	54

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
June 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
June 2016	12	0	0	0	20	73	n/a	n/a	105
June 2015	20	0	0	0	40	86	n/a	n/a	146
Mission DM									
June 2016	4	0	0	0	0	0	n/a	n/a	4
June 2015	23	0	0	0	0	0	n/a	n/a	23
First Nations									
June 2016	0	0	0	0	0	0	n/a	n/a	0
June 2015	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
June 2016	16	0	0	0	20	73	n/a	n/a	109
June 2015	43	0	0	0	40	86	n/a	n/a	169
ABSORBED									
Abbotsford City									
June 2016	33	0	0	5	8	0	n/a	n/a	46
June 2015	12	0	0	0	19	0	n/a	n/a	31
Mission DM									
June 2016	20	0	0	0	0	0	n/a	n/a	20
June 2015	16	0	0	0	0	0	n/a	n/a	16
First Nations									
June 2016	0	0	0	0	0	0	n/a	n/a	0
June 2015	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
June 2016	53	0	0	5	8	0	n/a	n/a	66
June 2015	28	0	0	0	19	0	n/a	n/a	47

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Abbotsford-Mission CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	363	4	0	5	154	165	25	90	806
% Change	60.6	n/a	n/a	n/a	129.9	13.0	0.0	157.1	61.5
2014	226	0	0	0	67	146	25	35	499
% Change	21.5	n/a	n/a	n/a	-26.4	-24.0	66.7	-86.8	-33.4
2013	186	0	0	0	91	192	15	265	749
% Change	-2.6	-100.0	-100.0	n/a	3.4	**	114.3	n/a	101.9
2012	191	2	52	0	88	31	7	0	371
% Change	-18.4	0.0	-23.5	-100.0	-34.8	-64.4	-30.0	n/a	-30.9
2011	234	2	68	1	135	87	10	0	537
% Change	-32.6	0.0	-19.0	-66.7	80.0	n/a	100.0	n/a	4.1
2010	347	2	84	3	75	0	5	0	516
% Change	68.4	n/a	10.5	0.0	**	-100.0	**	n/a	41.4
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type June 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	% Change
Abbotsford City	35	21	0	0	26	0	15	2	76	23	**
Mission DM	7	3	16	0	7	0	0	0	30	3	**
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	42	24	16	0	33	0	15	2	106	26	**

Table 2.1: Starts by Submarket and by Dwelling Type January - June 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Abbotsford City	174	78	8	0	110	32	242	97	534	207	158.0
Mission DM	87	59	16	4	24	0	4	0	131	63	107.9
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	261	137	24	4	134	32	246	97	665	270	146.3

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015
Abbotsford City	26	0	0	0	0	0	15	2
Mission DM	7	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	33	0	0	0	0	0	15	2

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Abbotsford City	110	32	0	0	200	67	42	30
Mission DM	24	0	0	0	0	0	4	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	134	32	0	0	200	67	46	30

Table 2.4: Starts by Submarket and by Intended Market
June 2016

Submarket	Freehold		Condominium		Rental		Total*	
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015
Abbotsford City	27	18	31	0	18	5	76	23
Mission DM	30	3	0	0	0	0	30	3
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	57	21	31	0	18	5	106	26

Table 2.5: Starts by Submarket and by Intended Market
January - June 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Abbotsford City	142	70	332	100	60	37	534	207
Mission DM	106	56	14	0	11	7	131	63
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	248	126	346	100	71	44	665	270

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	% Change
Abbotsford City	42	22	0	0	8	19	12	6	62	47	31.9
Mission DM	21	7	0	0	0	0	0	0	21	7	200.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	63	29	0	0	8	19	12	6	83	54	53.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Abbotsford City	180	58	2	0	73	44	108	167	363	269	34.9
Mission DM	62	51	0	0	0	0	2	0	64	51	25.5
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	242	109	2	0	73	44	110	167	427	320	33.4

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015
Abbotsford City	8	19	0	0	0	0	12	6
Mission DM	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	8	19	0	0	0	0	12	6

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Abbotsford City	73	44	0	0	67	150	41	17
Mission DM	0	0	0	0	0	0	2	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	73	44	0	0	67	150	43	17

Table 3.4: Completions by Submarket and by Intended Market
June 2016

Submarket	Freehold		Condominium		Rental		Total*	
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015
Abbotsford City	35	18	13	19	14	10	62	47
Mission DM	19	6	0	0	2	1	21	7
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	54	24	13	19	16	11	83	54

Table 3.5: Completions by Submarket and by Intended Market
January - June 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Abbotsford City	163	49	149	194	51	26	363	269
Mission DM	58	46	0	0	6	5	64	51
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	221	95	149	194	57	31	427	320

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
June 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
June 2016	4	10.5	5	13.2	10	26.3	13	34.2	6	15.8	38	650,000	645,901
June 2015	0	0.0	4	33.3	2	16.7	2	16.7	4	33.3	12	637,500	665,658
Year-to-date 2016	16	9.5	21	12.4	46	27.2	71	42.0	15	8.9	169	655,000	632,485
Year-to-date 2015	3	5.7	17	32.1	16	30.2	6	11.3	11	20.8	53	637,500	621,270
Mission DM													
June 2016	4	20.0	5	25.0	6	30.0	3	15.0	2	10.0	20	592,500	567,799
June 2015	6	37.5	9	56.3	1	6.3	0	0.0	0	0.0	16	467,500	477,009
Year-to-date 2016	11	16.9	15	23.1	29	44.6	5	7.7	5	7.7	65	572,500	571,441
Year-to-date 2015	15	31.9	27	57.4	5	10.6	0	0.0	0	0.0	47	467,500	480,571
First Nations													
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Abbotsford-Mission CMA													
June 2016	8	13.8	10	17.2	16	27.6	16	27.6	8	13.8	58	630,000	618,970
June 2015	6	21.4	13	46.4	3	10.7	2	7.1	4	14.3	28	507,500	557,858
Year-to-date 2016	27	11.5	36	15.4	75	32.1	76	32.5	20	8.5	234	620,000	615,528
Year-to-date 2015	18	18.0	44	44.0	21	21.0	6	6.0	11	11.0	100	530,000	550,266

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units June 2016						
Submarket	June 2016	June 2015	% Change	YTD 2016	YTD 2015	% Change
Abbotsford City	645,901	665,658	-3.0	632,485	621,270	1.8
Mission DM	567,799	477,009	19.0	571,441	480,571	18.9
First Nations	-	-	n/a	-	-	n/a
Abbotsford-Mission CMA	618,970	557,858	11.0	615,528	550,266	11.9

Source: CMHC (Market Absorption Survey)

Figure 1: MLS® Residential Average Price for Fraser Valley

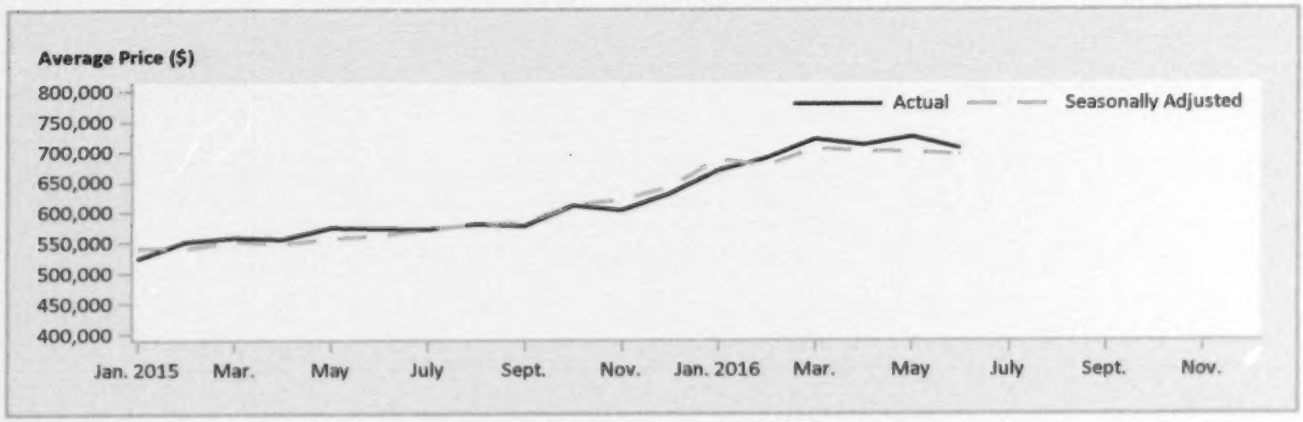


Figure 2: MLS® Residential Sales for Fraser Valley

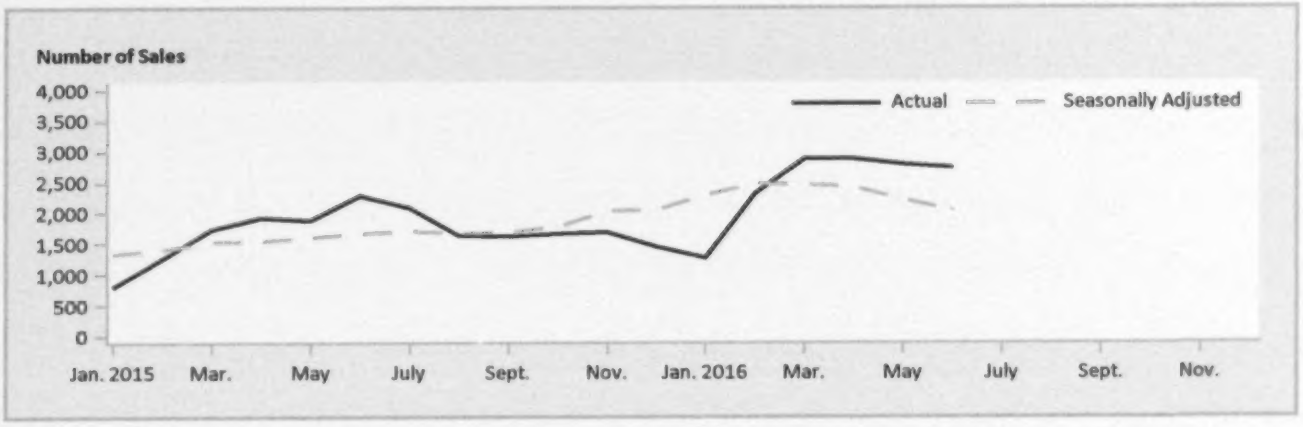
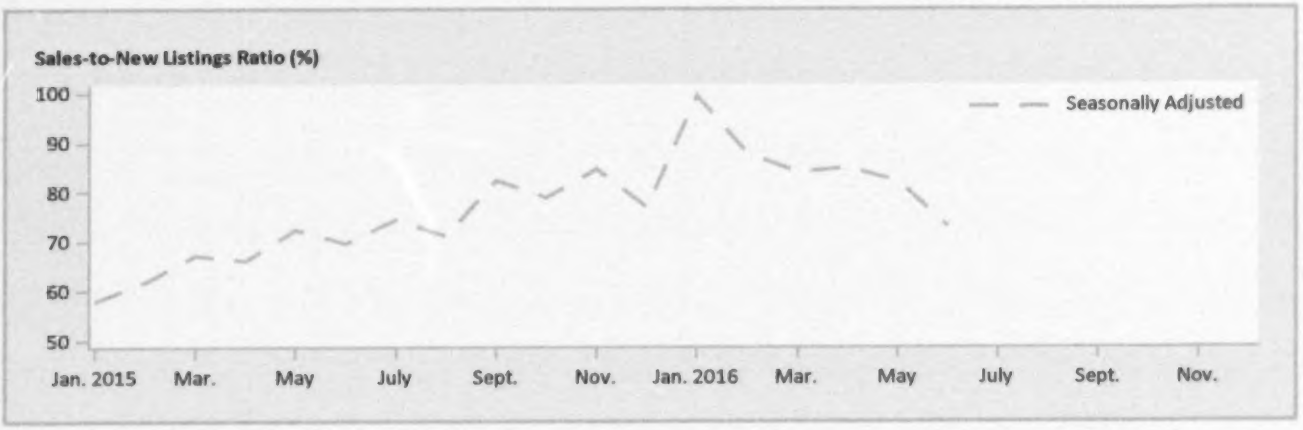


Figure 3: MLS® Residential Sales- to- New Listings Ratio for Fraser Valley



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics
Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Abbotsford and Mission

Table 6: Economic Indicators
June 2016

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	94.4	118.0	88	5.9	64.6	846
	February	567	2.89	4.74	94.4	118.9	89	5.6	65.5	850
	March	567	2.89	4.74	94.4	119.8	91	5.7	66.7	854
	April	561	2.89	4.64	94.9	119.6	92	5.8	67.6	867
	May	561	2.89	4.64	94.9	120.6	93	5.6	68.0	866
	June	561	2.89	4.64	95.1	120.7	93	5.5	68.0	870
	July	561	2.89	4.64	95.4	120.8	92	5.5	67.4	870
	August	561	2.89	4.64	95.5	121.0	91	5.8	66.7	875
	September	561	2.89	4.64	95.8	121.0	90	6.1	66.2	863
	October	561	2.89	4.64	96.1	120.6	90	6.9	66.4	844
	November	561	3.14	4.64	96.5	120.8	90	7.2	66.6	823
	December	561	3.14	4.64	96.7	120.4	90	7.6	67.0	817
2016	January	561	3.14	4.64	97.1	120.7	90	7.3	66.7	825
	February	561	3.14	4.64	97.9	120.8	90	7.1	66.1	839
	March	561	3.14	4.64	98.2	121.8	89	7.0	65.3	861
	April	561	3.14	4.64	98.5	121.8	89	6.9	64.8	863
	May	561	3.14	4.64	99.5	122.7	88	7.2	64.7	867
	June	561	3.14	4.64		123.1	89	6.9	64.6	864
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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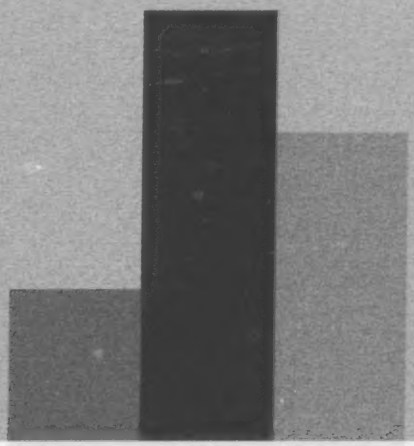

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